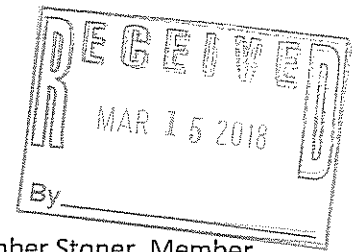


Town of Ghent Planning Board

Meeting of 11/1/17

Chairmen French, Member Machiz, Member Barufaldi, Member Walters, Member Stoner, Member Ocean, Attorney Mitchell Khosrova, Absent Member Groom.



Called to order 7:00PM by Chairman French.

Board reviewed the October 4th meeting minutes. Motion to approve the minutes as amended with Dan Barufaldi's last revision was made by Mr. Walters, seconded by Mr. Ocean. All in favor, motion carried, Member Stoner Abstained.

Public Hearing:

Marcia Douglas & Andrea Barrow
–Application for lot line adjustment
Letter S Rd., Ghent, NY
Tax Parcel ID# 74.-00-1-24.111

Richard Sardo, the land surveyor representing the property owner presents the Board with the signed Application by both parties. Chairman French states they still need the letter of authorization.

Motion to open the continuation of the public hearing made by Mr. Walters, seconded by Ms. Stoner, all in favor motion carried.

Motion to close the public hearing made by Mr. Walters, seconded by Mr. Ocean, all in favor motion carried.

Motion to approve the Application contingent on the letter of authorization is received and that it meets the current Town Zoning Code and Master Plan made by Mr. Walters, seconded by Mr. Barufaldi, all in favor motion carried.

Mr. Khosrova adds this is a Type II Action and SEQRA is not needed.

John & Marybeth Sullivan
–Application for lot line adjustment
67 & 51 Winter Hill Rd., Ghent, NY
Tax Parcel ID# 92.00-2-53

Richard Sardo, the land surveyor representing the property owner states both parcels are now equal and that all set backs are cleared.

Motion to open the public hearing made by Mr. Walters, seconded by Mr. Ocean, all in favor motion carried.

Motion to close the public hearing made by Mr. Walters, seconded by Mr. Barufaldi, all in favor motion carried.

Chairman French states this is a Type II action and SEQRA is not required.

Motion to approve the Application and that it meets the current Town Zoning Code and Master Plan made by Mr. Walters, seconded by Mr. Ocean, all in favor motion carried.

New Applications:

F. Robert Brew, III
–Application for a Mining Special Use Permit
444 Old Post Rd., Ghent, NY
Tax Parcel ID# 73.-2-53.111

Victor Meyers, the Attorney for the Applicant reviews the maps with the Board. Mr. Khosrova suggests the Board should do a site visit. Mr. Meyers states the site is currently seeded and overgrown at this point. Mr. Machiz asks if the Town Engineer is involved, Mr. Khosrova states he has been and suggests the Board meet with him on the site as well.

Motion the Board is viewing the Application as a reclamation and accepting it as is and is setting the Public Hearing for December made by Mr. Walters, seconded by Mr. Ocean, all in favor motion carried.

The Board then agrees with Mr. Meyers to do a site visit on the 16th of November.

4C's Property Management, LLC
–Application for Site Plan Review for two new storage buildings
1840 Route 9H., Hudson, NY
Tax Parcel ID# 73.-2-37.1

Peter Coon, the Applicant states they are adding two more climate controlled buildings. Mr. Barufaldi asks if that is the only change, Mr. Coon states all the other buildings already have their CO's. Mr. Walters asks if they can add the vegetation to the maps, Mr. Coon states he will. Chairman French asks if the 8.7% lot coverage is correct, Mr. Coon states he will double check. Mr. Khosrova adds that this is one lot in two different zones, Chairman French states the maps need to be updates from zone C1 to CI.

Mr. Coon states the buildings measure 83 feet from the center of the road and the disturbance is under 1 acre. Chairman French states the lighting needs to be put on the plans, Mr. Coon states they are downward lights to display the entrance doors only. Mr. Machiz states to bring the cut sheets for the lights to the next meeting. Chairman French adds to bring the landscaping as well.

Motion to deem the Application complete and set the Public Hearing for December made by Mr. Walters, seconded by Mr. Ocean, all in favor motion carried.

Other Business:

Chairman French asks the Board if they have reviewed the information on the lot line adjustment procedures. The Board discusses the document, Chairman French adds that the Board could approve these with a one-step approval, with-out doing a public hearing or SEQRA. Chairman French adds the Applicant would still need a survey done, maps, etc... The Board agrees on some changes to be addressed for the meeting in December.

Meeting adjourned at 8:07PM.

Respectfully submitted,

Erin Costa

Secretary