

Meeting of 9/6/17 TOWN OF GHENT

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

Called to order 7:00PM by Chairman French.

Board reviewed the August 2nd meeting minutes. Motion to approve the minutes as amended was made by Mr. Machiz, seconded by Mr. Barufaldi. All in favor, motion carried. Members Ocean and Groom abstained.

Public Hearing:

Michael & Mary Brabeck
-Application for lot line adjustment
13 Leggett Rd., Ghent, NY
Tax Parcel ID# 74.-00-1-29

Chairman French states this is a Type II action therefore SEQRA is not needed, the land will not be subdivided again. Mr. Groom asks the Applicant to point out the right of way that is being dissolved. Chairman French adds there was a residence there, but it was removed. Mr. Ocean asks if the garage is going to remain, Jim Thomaso, the Surveyor for the Applicant states the garage is going to remain. Mr. Khosrova asks the Board if they are going to ask for no further subdivision, Mr. Thomaso states the owners are okay with adding that. The Board agrees it is a legally sub dividable lot and not to ask for the note.

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

Chairman French asks the public if there are any further comments, Public Member, Joanne Sikora states they live across the street and just wanted to know what was happening and have no issues with the lot line adjustment.

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

Motion to approve the Application for a lot line adjustment and that it is in accordance with the Town Code, Master Plan made by Mr. Groom, seconded by Mr. Machiz, all in favor motion carried.

New Business:

Robert Brooks
-Application for Special Use Permit for a dog kennel
1905 State Rte. 66., Ghent, NY
Tax Parcel ID# 84.-3-17

Chairman French asks if these are just personal dogs, Robert Brooks, the Applicant states they are and there not for breeding and they had more goats and have gotten rid of a few of them. Mr. Khosrova states this is an enforcement proceeding. Mr. Brooks states they have owned the dogs for years and didn't realize a permit was needed. Mr. Machiz asks if the dogs come in the house at night, Mr. Brooks states they are, they do also have 3 horses, 3 goats and chickens.

Chairman French reads the requirements for a kennel in the code. Mr. Brooks adds the dogs are never loose, they are always in the fenced in area when they are outside. Chairman French states they have double the minimum lot area for this zone with 2.34 acres and the code states the fence for a kennel has to be 50ft from the property line for a commercial kennel but this is a residential kennel. Mr. Khosrova states it still should be 50ft from the property line, but the map shows it is 64ft. Mr. Machiz asks if they can bring a survey map of the property for next months meeting, Mr. Brooks states they will. Mr. Machiz asks about adding landscaping barriers, Mr. Brooks states they already planted small trees and plan to add a stockade fence in the future. Mr. Khosrova states they could get approval for the fence now and don't have to put it up right away.

Chairman French asks the Applicants to put everything on the survey map, including the house, landscaping, fencing, and the distance from the road. Mr. Groom asks to clarify what the use area is, Chairman French states the house is the use area, that is where the dogs are kept and asks the Board to do a site visit as well.

Motion to deem the Application complete and set the Public Hearing for October made by Mr. Groom, seconded by Mr. Barufaldi, all in favor motion carried.

William Better
Falls Rd.
Tax Parcel ID#73.-3-88

Bill Better approaches the Board regarding Falls Industrial Park Road. Mr. Better states he would like to pave the first 300ft of the road from 9H before November. Mr. Better asks the Board if they have received anything from NYSEG regarding the substation, he has tried to reach out to them and heard nothing back. Mr. Machiz asks if a permit is needed from DOT, Mr. Better answers no. Chairman French states the Bond will remain in place. Mr. Khosrova states that the bond shall stay in effect until the NYSEG application is received and approved. Mr. Better says no action or approval is being asked of the board at this time and that he is merely informing the board of his intention to pave the interior road now so completed before cold weather sets in.

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 Surveyor for the Applicant states he is representing the property owners for the lot line adjustment and is still waiting on the authorization letters from Bozick and Barrow. Mr. Sardo states each parcel will have 50 acres, the parcels are in the woods, neither parcel has any buildings and are far away from any roads.

Chairman French asks if there are any other questions from the Board and that this is a Type 2 action so SEQRA is not required.

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

Sunnyview Farm
-Application for lot line adjustment
15 Arch Bridge Rd., Ghent, NY

Tax Parcel ID# 93.-00-1-35&93.00-1-43.11

Chairman French recuses himself. Jim Thomaso, the Surveyor representing the owner states DelGrottaglia's own Parcel A which is 1.147 acres, they are expanding this by 0.34 acres. Mr. Thomaso adds there is wetland on the south side of the creek that they are not touching and there is an easement along Sunnyview to access the creek. Mike, the Manager of Sunnyview states this will clean up the property line. Mr. Groom asks if they can include the easement letter with the file.

Motion to deem the Application complete and set the Public Hearing for October made by Mr. Machiz, seconded by Mr. Barufaldi, all in favor motion carried.

Jean Nyfeler

–Application for lot line adjustment

82 Nyfeler Rd., Ghent, NY

Tax Parcel ID# 83.-00-1-12

Dan Russell, the Surveyor representing the owner presents the Board with new maps. Mr. Russell states Ms. Nyfeler's son and daughter-in-law have 10.6 acres and they want to add another 7.16 acres to this. Mr. Groom asks if there are any structures on the 7.16 acres, Mr. Ocean states it is mostly wooded.

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

Old Business:

Karen & Donald Hamilton

–Application for lot line adjustment

1209 County Rte. 22, Ghent, NY

Tax Parcel ID# 83.-1-64&67

Chairman French states the Applicant has withdrawn their application and applicant will need to submit a new application if they want to proceed.

Meeting goes into attorney/client privilege session after all the public was removed at 8:29PM.

Respectfully submitted,

Erin Costa

Secretary