

Town of Ghent Planning Board

Meeting of 3/14/18

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

Called to order 7:05PM by Chairman French.

Board reviewed the January 3<sup>rd</sup> meeting minutes. Motion to approve the minutes as amended was made by Mr. Barufaldi, seconded by Mr. Machiz. All in favor, motion carried.

Board reviewed the January 10<sup>th</sup> meeting minutes. Motion to approve the minutes as amended was made by Mr. Barufaldi, seconded by Mr. Machiz. All in favor, motion carried.

**Old Business:**

Chairman French states that before he stamps the plans from NYSEG he wants to review the minutes and compare them to the plans.

**New Business:**

McMahon Family  
–Application for a Lot Line Adjustment  
43 German Church Rd., Ghent, NY  
Tax Parcel ID# 93.1-1-38

Dan Russell, the Land Surveyor representing the land owner states that Chris McMahon owns 20.115 Acres and the McMahon Family Trust owns 39.9 Acres, and the Applicant wishes to transfer 9 acres from the Trust to Chris McMahon to make the Trust parcel 30.9 acres and the McMahon parcel 29.115 acres. Mr. Barufaldi asks if there are any easements, Mr. Russell states there are none. Mr. Khosrova states this is a Type II action, SEQRA is not needed.

Motion to deem the Application complete and schedule the Public Hearing for April 4, 2018 is made by Ms. Stoner, seconded by Mr. Barufaldi, all in favor motion carried.

Fromberg  
–Application for Special Use Permit  
Route 66 & Ostrander Rd., Ghent, NY  
Tax Parcel ID# 92.-2-7.2&92.-2-2.221

Peter VanAlstyne, the Land Surveyor representing the Applicant, states the owners have an older daughter they want to relocate from NYC to their 35 acre parcel in Ghent and that they have the approval for the septic from the DOH. Mr. Barufaldi asks what the lines on the maps mean, Mr. VanAlstyne explains the map to the Board. Chairman French reads the requirements for a Special Use Permit for two dwellings on one lot from the Town Code, and that the Parcel would be subdividable and that SEQRA is needed.

Motion to deem the Application complete and schedule the Public Hearing for April 4, 2018 is made by Mr. Machiz, seconded by Mr. Barufaldi, all in favor motion carried.

Austin Coon  
–Application for Special Use Permit  
2472 Route 66, Chatham, NY

Tax Parcel ID# 75.-1-19.11

Mr. Richard Coon states they need a special use permit to build a second house for his son Austin and his wife Bonnie. Chairman French asks if the parcel can be subdivided after the second house is built, Mr. Coon states that it cannot. Chairman French states it needs to be noted on the Building Permit and the CO, and the set backs will be met as well as all other conditions in the Town Code. Austin Coon states it would be the last house that would be allowed, Chairman French states that is correct and they also need the approval from the DOH for the septic as part of the Building Permit. Mr. Khosrova states the identification of farm operations form needs to be filled out and would like to see a resolution on this Application since the deed is in Wayne Blue LLC. Mr. Simonsmeier states the farm operations within 500ft of the parcel is the Applicants farm.

Motion to deem the Application complete and schedule the Public Hearing for April 4, 2018 is made by Mr. Machiz, seconded by Ms. Stoner, all in favor motion carried.

Mr. Khosrova adds that the Application also needs the letter of authorization to represent from Wayne Blue LLC.

**Old Business:**

F. Robert Brew III  
–Application for Special Use Permit for mining  
44 Old Post Rd., Ghent, NY  
Tax Parcel ID# 72.-2-53.111

The Board discusses the Resolution, Mr. Khosrova suggests Condition 1 on Page 2 be altered to reflect the applicant be required to maintain the vegetation required by the Permit as is customary for other permits before the board. Mr. Coon requested the board consider accepting the resolution based on his plan to properly cultivate and seed the property, without the maintenance requirement. Members of the board indicated that they felt they needed to have an objective standard. Alternate proposals to require the vegetation to hold for as many as five or as few as two seasons, were discussed by members but rejected by the applicant. Chairman French asks Mr. Coon if he could write up what he is planning on doing for vegetation and they could have Gary Ocean review it and possibly take the maintenance agreement out of the resolution. Attorney Khosrova indicated he would speak with Mr. Coon's council to discuss. Chairman French states the resolution will be postponed to April 4<sup>th</sup>, 2018.

Meeting adjourned at 8:18PM.

Respectfully submitted,

Erin Costa

Secretary