

Town of Ghent Planning Board

Meeting of 5/2/18

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

Called to order 7:00PM by Chairman French.

Board reviewed the April 4<sup>th</sup> meeting minutes. Motion to approve the minutes as amended was made by Mr. Barufaldi, seconded by Mr. Groom. All in favor, motion carried.

**Public Hearings:**

Ghent Centre  
–Application for Site Plan Review  
Route 66, Ghent, NY  
Tax Parcel ID# 75.-4-2-30.20

Butch Bartolo, the Applicant introduces Chad Silver the tenant for the woodworking shop. Mr. Barufaldi states the Board had questions regarding the equipment, hours of operation, noise, outdoor storage of supplies or equipment and dumpsters. Mr. Bartolo shows the location of the current dumpster on the maps, and Mr. Silver states it will just be a trash bin and Chairman French states it just has to be screened from the road, Mr. Groom adds that it just needs to be a single-sided fence. Mr. Barufaldi asks about the type of equipment, Mr. Silver states it'll be a wood lathe table saw with a dust collector within the building. Ms. Stoner asks if it is wholesale or retail, Mr. Silver states its more of a studio/workspace and everything will be online no business hours. Chairman French states 10am to 7pm are typical hours of operation, Mr. Silver states that would be typical hours for him to work. Mr. Khosrova states that if there is stuff left outside they will get a complaint. Ms. Stoner asks if he will get deliveries there, Mr. Silver states he does not.

Motion to open the Public Hearing is made by Mr. Groom, seconded by Mr. Barufaldi, all in favor motion carried.

Chairman French asks if there are any comments from the Public - no response.

Motion to close the Public Hearing is made by Mr. Barufaldi, seconded by Mr. Groom, all in favor motion carried.

Chairman French reads through SEQRA, the Board declares a negative declaration.

Motion to Approve the Change of Use with the following conditions, dumpsters are screened, all equipment is inside the building, hours of operation are between 10am and 7pm and no loud noise after hours and nothing to be stored outside, is made by Mr. Barufaldi, seconded by Ms. Stoner, all in favor motion carried.

Robert Greenberg  
–Application for Lot Line Adjustment  
189 & 117 Schnackenberg Rd., Ghent, NY  
Tax Parcel ID# 103.-1-50/34.211/35.1

Dan Russell, the Land Surveyor representing the Applicant passes out the final maps to the Board and states that note #5 is changed.

Motion to open the Public Hearing is made by Mr. Groom, seconded by Ms. Stoner, all in favor motion carried.

Chairman French asks if there are any comments from the Public – no response.

Motion to close the Public Hearing is made by Mr. Barufaldi, seconded by Ms. Stoner, all in favor motion carried.

Motion to Approve the Application for a Lot Line Adjustment and that it meets the Town Code and Master Plan is made by Mr. Groom, seconded by Ms. Stoner, all in favor motion carried.

**Old Business:**

Chairman French states the Town Board passed the law for a Lot Line Adjustment and each member should have a copy.

Meeting adjourned at 7:36PM.

Respectfully submitted,

Erin Costa

Secretary