

Town of Ghent Planning Board

Meeting of 8/1/18

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

Called to order 7:05PM by Chairman French.

Board reviewed the July 11th meeting minutes. Motion to approve the minutes as amended was made by Mr. Groom, seconded by Mr. Machiz. All in favor, motion carried. Mr. Ocean Abstained.

Old Business:

Ferrell Gas, L.P.
–Application for Special Use Permit
51 Falls Industrial Rd., Ghent, NY
Tax Parcel ID# 73.-3-37.211

Peter VanAlstyne, the Land Surveyor representing the Applicant states he would like to give the Board an update, the Escrow is in place and he should have the full application to Ray Jurkowski next week so that he can do the report by the September meeting. Mr. VanAlstyne ads that they have taken out the septic but the well will remain.

New Business:

Wayne Blue LLC
–Application for Special Use Permit
1765 Route 9H, Ghent, NY
Tax Parcel ID# 73.-2-65.200

Zoning Enforcement Officer Walt Simonsmeier sent a letter to the Applicant, copied the Ghent Planning Board, indicating propane fuel tanks were being stored outside, not in compliance with the approved site plan, and if they were not stored in the building, as originally approved. The Applicant would need to apply for a Special Use Permit Modification. Chairman French states that the buildings on the original site plan were not built and now they need to put something up for storage tanks. Mr. Groom suggests an adjustment to the site plan, Chairman French asks the Applicant if they want to keep the buildings on the site plan for the future. The Applicant states that is correct. Mr. Groom states the Board may request additional screening. The Applicant adds that they can't store the tanks inside unless it is a three-sided building and open on the bottom. Chairman French states they will need to provide plans that show were the tanks will be stored, screening such as fencing or vegetation and if there will be an office. Mr. Groom adds that some key points for a site plan are screening as well as lighting. Chairman French suggests having the site plan redrawn with exactly what is needed for storage.

Old Business:

Airosmith Development
–Application for Special Use Permit
Trailer Park Rd., Chatham, NY
Tax Parcel ID# 65.-1-44

The Applicant did not appear, Mr. Khosrova states the Applicant needs to be notified that they need to submit the Escrow, missing documents and appear at the September meeting or the application will be denied.

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

Public Hearings:

Columbia County Facilities Department
–Application for Special Use Permit
50 Grandinetti Dr., Ghent, NY
Tax Parcel ID#101.-1-12

Evan Young recuses himself due to a conflict of interest with the Applicant and Member Youngs employer, Ryan Loucks, the Engineer representing the Applicant states he spoke with the DEC and they will be visiting the site on Friday to determine if a permit is needed or not. Mr. Loucks states the application does need to go before the Columbia County Planning Board which he will submit since it is County property. Mr. Loucks states the lighting has been revised so that the lights will only be on when someone is there, and that they have reduced the number in the parking lot area from 7 lights to 5, although they have to keep the fixture height at 15ft due to safety and security. Mr. Ocean asks how far apart will the light poles be, Mr. Loucks states between 40-50ft. Mr. Barufaldi asks how often the back-up 911 center will be used, Mr. Wallace states probably not even once per year. Chairman French asks what are the lumens of the lights, Mr. Loucks states 6,000 Lumens. Chairman French states 190-13 of the Code of the Town of Ghent states they will need to be shielded and the maximum height in the Code is 16ft and these are only 15ft.

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

Chairman French asks is there are any comments from the Public, no response.

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

Chairman French states the continuation is to get the response from DEC and the Columbia County Planning Board and for the Applicant to provide shielding for the lights as well as the specs and part number for the light.

M. Grimaldi & Sons, LLC
–Application for Subdivision
Stockport Rd., Ghent, NY
Tax Parcel ID# 82.-1-2.110

Mr. Young remains recused. Mr. Khosrova states that he talked with the Columbia Land Conservancy and they provided a letter to help waive the Conservation Subdivision, however the Applicant changed the lot size to 10 acres, making the waiver unnecessary, and since there is no one in the Public here for this application it is fine to move forward.

Dan Russell, the Land Surveyor representing the Applicant presents the Board with the new maps stating the plans for the house have not changed just the lot size and Note 11 changed to reference the maintenance agreement. Chairman French acknowledges the changes to the maps and it will have no significant impact.

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

Mr. Barufaldi reads into the record the letter of support received via email from an abutter.

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

Chairman French reads through SEQRA, the Board declares a Negative Declaration.

Motion to approve the Application of the modified subdivision and that it complies with the conservation subdivision law is made by Mr. Groom, seconded by Mr. Barufaldi all in favor, motion carried.

Mr. Young rejoins the meeting. Chairman French states they need to find out from Walt Simonsmeier where the other two applications stand that were on the agenda two months ago.

Meeting adjourned at 8:15PM.

Respectfully submitted,

Erin Costa

Secretary