

Town of Ghent Planning Board

Meeting of 9/5/18

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

Called to order 7:08PM by Chairman French.

Board reviewed the August 1st meeting minutes. Motion to approve the minutes as amended was made by Mr. Groom, seconded by Mr. Barufaldi. 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

Member Evan Young recuses himself due to the fact he works for Crawford & Associates, who is representing the Applicant. Chairman French states this is a continuation of the Public Hearing and asks the Applicant to just do a quick run through the Application for the Public. Mr. Loucks states the cut sheets for the lights are provided and there is a picture of the shield on page 5, the part number is also included, as requested by the Board. Mr. Groom asks if the cut sheets can be included in the resolution. Chairman French states they have been unable to get a written response from DEC, Mr. Loucks states a DEC permit is not needed and have been in contact with them. Mr. Khosrova states the Board should be good with that included in the Application as well as lighting only in use while training is in session or the back-up 911 center is occupied.

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

The Board makes the following conditions for the Approval of the Application:

- The letter dated August 29, 2018 is to be included
- Maximum height for the light fixtures is 15ft
- Lights are only on while the facility is in use/occupied
- Lights are to be fully shielded and the part number for the lights and shields are included (part #HSS/VP-S/360/XXX is for the shields)
- Drawings submitted August 29, 2018 are the final drawings to be included

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

Motion to approve the Application of the special use permit with the above conditions and that it meets the Town Zoning Code and Master Plan, is made by Mr. Groom, seconded by Mr. Machiz, all in favor motion carried.

M. Grimaldi & Sons, LLC
–Application for Lot Line Adjustment
224 Stockport Rd., Ghent, NY
Tax Parcel ID# 82.-1-2.110/200

Member Evan Young stays recused due to the fact he works for Crawford & Associates, who is representing the Applicant. Dan Russell, the Land Surveyor representing the Applicant explains the maps and the reason for coming back for the lot line adjustment. Chairman French states SEQRA is waived for a Type II action as well as a Public Hearing.

Motion to approve the Application of the Lot Line Adjustment and that it meets the Town Zoning Code and Master Plan is made by Mr. Barufaldi, seconded by Mr. Ocean all in favor, motion carried.

Member Young returns to the Board.

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

Pat Prendergast, the Engineer representing the Applicant presents the Board with a new print of the site plan that was originally approved. Mr. Prendergast states they need to store tanks that are not used during the winter months and due to the propane they cannot be stored inside. Mr. Barufaldi asks about the screening and the buildings that are on the site plan, Mr. Prendergast states none of the buildings are built, it is just tanks there. Mr. Machiz asks what the reason is for the Boards re-review, Mr. Khosrova states the tanks weren't supposed to be stored outside, therefore it is a modified site plan. Chairman French asks if there is any intention to build the buildings, Mr. Coons states he hasn't really decided. Chairman French states they need to come up with some type of screening for the tanks, vegetation or buildings, as it is, it is a field of tanks. Mr. Khosrova states they also need to provide a maximum number of tanks. Chairman French states once the amendments are approved there starts a 90 day clock on what is approved that needs to begin or the amendments get revoked. Chairman French adds that they would like clarification from Walt on the approval from 2014.

New Business:

Allyson VanAlstyne
–Application for Site Plan Review
2552 State Rte. 66, Ghent, NY
Tax Parcel ID# 76.-1-38

Ms. VanAlstyne states she is moving her hair salon and is just going to put up a few walls inside, not doing anything exterior except possibly a wooden sign. Mr. Barufaldi states she should talk to Walt regarding signage in the code and Chairman French suggests looking at the minutes from August 2, 2017 that were approved for this site and include the hours of operation in the application. Mr. Barufaldi asks if there will be a dumpster, Ms. VanAlstyne states she will have one and it will be screened on 3 sides.

Motion to deem the Application complete and schedule the Public Hearing for October 3rd, 2018 is made by Mr. Machiz, seconded by Mr. Ocean, contingent on the information requested is received by Walt 10 days prior, all in favor, motion carried.

Kinderhook Toyota
–Application for Site Plan Review
1908 State Rte. 9H, Ghent, NY
Tax Parcel ID# 73.-2-16

Pat Prendergast, the Engineer representing the Applicant states the Site Plan was originally approved in 2008 and they now need more room, mostly for detailing cars. Mr. Prendergast presents the Board with some pictures of Morton Buildings they are thinking of using. Mr. Barufaldi asks about lighting, Mr. Scheitinger states there won't be any on the building. Mr. Barufaldi asks about the height of the

building, Mr. Scheitinger states it will be 18ft. 10in. Chairman French asks about the current lights in the parking lot that are left on overnight, Mr. Scheitinger states that is due to past thefts. Mr. Machiz suggests motion detection lights and Mr. Barufaldi suggest a gate. Mr. Scheitinger states there is traffic that comes in and out of the parking lot after hours of potential customers and a gate would prevent that and it would also cause the lights to go on and off frequently. Chairman French adds that in 2 years the lights have been on overnight they have received one complaint, but they still need to come up with a solution. Mr. Khosrova states the Applicant should provide documentation from the insurance company, etc... on the benefits on overnight lighting. Chairman French asks about SEQRA, Mr. Prendergast states it is a Type II action since it is under 4000sq.ft. Mr. Khosrova asks if they could provide the short form anyway, Mr. Prendergast agrees.

Motion to deem the Application complete and schedule the Public Hearing for October 3rd, 2018 is made by Mr. Groom, seconded by Mr. Barufaldi, contingent on the information requested is received by Walt 10 days prior, all in favor, motion carried.

William Slemp
–Application for Minor Subdivision
255 Gahbauer Rd., Ghent, NY
Tax Parcel ID# 101.-1-5.1

Member Evan Young recuses himself due to the fact he works for Crawford & Associates, who is representing the Applicant. Mr. Slemp explains the reason behind the subdivision is for his sons to get some land and build a house for themselves. Chairman French states they did the other parcel in 2015, Mr. Slemp states it is the second subdivision and the last they are doing. Mr. Groom states this triggers the Conservation Subdivision now, Mr. Barufaldi explains the reasons around doing a Conservation Subdivision. Mr. Slemp explains the wetlands on the parcel and the power lines would restrict further subdivisions without adding that to the maps. Mr. Groom states they need to explain reasons to avoid a Conservation Subdivision or research other options.

Joan Bianchi
–Application for Special Use Permit
1533 State Rte. 66, Ghent, NY
Tax Parcel ID# 92.-2-14.200

Kim Bianchi, states she is Joan's daughter and is representing her mother. Chairman French states this is to make a second residence above a garage legal, the building has been inspected and needs a permit for the Certificate of Occupancy. Chairman French states they should go to public hearing to rectify the situation, Mr. Groom states the Applicant needs to look in the code for what is required for a second residence for before the Public Hearing.

Motion to deem the Application complete and schedule the Public Hearing for October 3rd, 2018 is made by Mr. Barufaldi, seconded by Mr. Ocean, contingent on the information requested is received by Walt 10 days prior, all in favor, motion carried.

Richard Ohl Jr.
–Application for Special Use Permit
1046 State Rte. 9H, Ghent, NY
Tax Parcel ID# 91.-1-47

Mr. Ohl explains he needs to increase his parking area due to growth in business and issues he did not account for in the original site plan from 7 spots to 29. Mr. Groom asks if there will be lighting, Mr. Ohl

states there won't be any. Mr. Groom asks if they will be visible from 9H, Mr. Ohl states not any more than what is there now. Mr. Groom asks if he can provide a copy of the original plan for next month.

Motion to deem the Application complete and schedule the Public Hearing for October 3rd, 2018 is made by Mr. Barufaldi, seconded by Mr. Ocean, all in favor, motion carried.

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 feels they are closer to a Public Hearing than the letter from Ray Jurkowski indicates. Chairman French and the Board review the letter, Mr. VanAlstyne states they have made most of the changes on the site plan and have met with the West Ghent Fire Department. Mr. VanAlstyne states the Fire prevention issue is the only item not addressed yet and will be done within a week.

Motion to deem the Application complete and schedule the Public Hearing for October 3rd, 2018 is made by Mr. Ocean, seconded by Mr. Groom, contingent on the information requested is received by Walt 10 days prior, all in favor, motion carried.

Keith Calentano
–Application for Minor Subdivision
Rte. 217, Ghent, NY
Tax Parcel ID# 103.-1-43.111

Mr. Calentano states the Conservation Subdivision maps are done, lot #3 is 7.88 that he is trying to subdivide. Mr. Barufaldi states the other parcels are now marked to remain undeveloped. Mr. Khosrova reviews the minutes from June for the five options the Board had given, Chairman French reads the note Carl Matuzek had added, Mr. Calentano states if the Board is Ok with the 28 acre parcel to be able to subdivide one more time. Chairman French states the notes need to be cleaned up a little with Carl and provide information to comply with the conservation subdivision they can go to a Public Hearing.

Motion to deem the Application complete and schedule the Public Hearing for October 3rd, 2018 is made by Mr. Barufaldi, seconded by Mr. Ocean, contingent on the information requested is received by Walt 10 days prior, all in favor, motion carried.

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

Chairman French states they have failed to appear or pay the escrow therefore their application is withdrawn.

Motion to deny the Application without prejudice is made by Mr. Groom, seconded by Mr. Barufaldi, all in favor, motion carried.

Meeting adjourned at 10:24PM.

Respectfully submitted,

Erin Costa

Secretary