

Town of Ghent Planning Board

Meeting of 12/19/18

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

Called to order 7:02PM by Chairman French.

Board reviewed the December 5th meeting minutes. Motion to approve the minutes as amended was made by Mr. Machiz, seconded by Mr. Ocean. All in favor, motion carried.

Public Hearing:

Richard Howland Jr.
–Application for Minor Subdivision
226 Old Post Rd, Ghent, NY 12075
Tax Parcel ID# 82.-1-16.11

Kirk Kneller, states he is representing the Applicant explains the maps and that he is looking to purchase a 19.09 acre parcel and planning to keep it farm land.

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

Discussion with a neighbor and the Board ensues, the neighbors are happy with it continuing to be farmland.

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

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

Motion to approve the Application of the Minor Subdivision and that it meets the Town Zoning Code and Master Plan, is made by Mr. Machiz, seconded by Mr. Young, all in favor motion carried.

Justin Madsen
–Application for Site Plan Review
1972 State Rte. 203, Chatham, NY 12037
Tax Parcel ID# 65.-1-22

Chairman French states this is for a 20ft X 25ft shed on the back of the building.

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

Chairman French asks if there is any comment from the Public, no response.

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

Chairman French states this is a Type II Action, SEQRA is not needed.

Motion to approve the Application of an amended Site Plan 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.

Old Business:

4C's Property Management, LLC
–Application for Site Plan Review
1840 Route 9H, Hudson, NY 12534
Tax Parcel ID# 73.-2-37.1

Pat Prendergast, the Engineer representing the Applicant states they added two other buildings to the site plan as potential future buildings and explains the drainage on the maps. Mr. Groom states the Board had also asked for landscaping to be added by Route 9H, Mr. Ocean adds they need the Latin names of the varieties listed on the maps, Chairman French states it needs go along the whole north side. Mr. Young states that drainage should be addressed as discussed at the last meeting. The Board agreed that the Applicant shall provide a drainage study detailing pre-development and post-development drainage conditions. Mr. Prendergast presents the Board with a hand sketched map drawn by the owner detailing existing drainage patterns. Mr. Coon states there is about 15-16 acres developed and about 4 acres still undeveloped. Chairman French states they need a drainage study done, the Application needs to go to the Columbia County Planning Board and they need details listed of the plantings such as size, quantity and Latin names for February 6th, 2019.

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 presents the Board with a new site plan with a block with the notes for the conditional approval. Mr. Prendergast adds that the motion sensors they previously had didn't reach as far as they needed it to, the new motion sensors they have now only stay on for a maximum time of 12 minutes once triggered, but they have a 30-40ft range. Mr. Machiz asks what the overlap is, Mr. Prendergast states the poles are each 50ft apart. Mr. Machiz asks if they are dimmable, Mr. Prendergast states they are not. Mr. Groom states the language needs to state enforceable by the Code Enforcement Officer, Chairman French states 24 hour lighting needs to be noted as well. Chairman French states to return to the next meeting on January 2nd, 2019 when all the members are in attendance to vote on the Application.

Meeting adjourned at 8:28PM.

Respectfully submitted,

Erin Costa

Secretary