

Town of Ghent Planning Board

Meeting of 1/2/19

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

Called to order 7:03PM by Chairman French.

Old Business:

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

The Board reviews the notes added to the Site Plan, and Chairman French asks about modifying the wall-pack lights, and Mr. Machiz asks if they can be motion sensor activated as well. Chairman French suggests just shielding the bulbs on the wall-packs, Bob, the Manager states there is really only one fixture that affects the neighbors. Mr. Groom requests a copy of the Minutes from December 5th that has the requested conditions from the Board. Mr. Machiz asks if every pole has a motion sensor on it, Mr. Prendergast states that is correct. Mr. Machiz suggests the notes to say no lighting to be on unless the motion sensor is activated, Mr. Prendergast and the Manager agree. Ms. Stoner asks how many wall-packs there are, the Manager states there are four, Chairman French states to add item #7 as shielding the four wall-packs to the notes. Chairman French states he feels notes 1-7 are good and enforceable for the Code Enforcement Officer. Mr. Khosrova states the ZEO is good if complaints are received and will investigate each complaint and determine if it is viable and a small animal setting off the motion sensor activated lights would be a violation. The Board revises the conditions for the notes on the site plan to read:

1. Each light pole in the parking lot to be on motion sensors after 8pm daily.
2. Motion sensors to stay on up to 12 minutes per activation. Unless activated by a person, car or large animal, lights shall be off at all other times after 8pm and shall be issued a violation if the lights are on for a substantial amount of time.
3. Each pole motion sensor activates only that pole – not a group of poles.
4. Motion sensor to be model STL200/277 by RAB Lighting, Inc.
5. Trees: If existing Pine trees can be moved, then 5 new ones to be planted 14-16ft in height. If trees cannot be moved, then 7 trees to be planted as shown and all landscaping shown on plans to be maintained and replaced as necessary.
6. Building colors: In general dark colors for roof and back, tan to match existing building on other 3 sides.
7. Existing wall-packs shall have shields installed.

Mr. Khosrova states the lights need to now be turned off by 8pm until the motion sensors are installed or the Applicant will be in violation.

The Board addressed the Public's concerns.

Motion to approve the Application for a Revised Site Plan according to the drawings submitted and the above conditions and that it meets the Town Zoning Code and Master Plan, is made by Mr. Groom, seconded by Ms. Stoner, motion carried.

Chairman French Aye
Mr. Groom Aye

Ms. Stoner	Aye
Mr. Young	Aye
Mr. Machiz	Nay
Mr. Ocean	Nay

Public Hearing:

Hawthorne Valley Assoc., Inc.
–Application for Site Plan Review
327 County Rte. 21C, Ghent, NY 12075
Tax Parcel ID# 104.-1-8.111

Member Gary Ocean recuses himself due to the fact he works for Hawthorne Valley Associates, Inc. Mr. Ocean states the yurt is 20ft in diameter and made of fabric. Chairman French confirms with Mr. Khosrova this is an Unlisted Action for SEQRA review.

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

No response from the Public.

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

Motion to approve the Application for Site Plan review and that it meets the Town Zoning Code and Master Plan, is made by Mr. Machiz, seconded by Mr. Groom, all in favor, motion carried.

Mr. Ocean returns to the Board.

Other Business:

Chairman French discusses with the Board the revisions he is looking to have made to the Applications for Site Plan and Special Use Permits.

Meeting adjourned at 8:25PM.

Respectfully submitted,

Erin Costa

Secretary