

Town of Ghent Planning Board

Meeting of 2/6/19

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

Called to order 7:00PM by Chairman French.

Board reviewed the January 2nd meeting minutes. Motion to approve the minutes as amended was made by Mr. Groom, seconded by Mr. Machiz, all in favor except Mr. Barufaldi, who abstained, motion carried.

Old Business:

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

The Board agrees that the conditions for the approval are set forth on the application as amended, other documents submitted by the applicant and the site plan and to the extent that they vary from the conditions expressed in the minutes, the minutes shall control.

The Board also discussed that all the issues raised by the County in its response referral letter were already taken into account.

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 presents the Board with the updated plans with the landscaping as requested along Route 9H and the Latin names indicated. Mr. Prendergast then explains the drainage study done on the 7 acres that encompass the proposed development. Chairman French states the County indicated a concern about the drainage, which has now been addressed. Mr. Barufaldi asks why the 7 acres were studied separately from the rest of the parcel, Mr. Prendergast states they have different drainage discharge points. Chairman French reads aloud the referral letter received from the Columbia County Planning Board and states that this should also be referred to the West Ghent Fire for their input. Mr. Prendergast states he will send the information to the fire department.

Motion to deem the Application complete and schedule the Public Hearing for March 6th, 2019 is made by Mr. Groom, seconded by Mr. Young, all in favor, motion carried.

New Business:

William Slempe
–Application for Minor Subdivision
57 Tipple Rd., Hudson, NY 12534
Tax Parcel ID# 101.-1-5.2

Member Evan Young recuses himself due to the fact he works for Crawford and Associates, who is representing the Applicant. Dan Russell, the Land Surveyor introduces William C “Cam” Slemp, the property owner. Mr. Russell states there was a Lot Line Adjustment done a few months ago and now they want to subdivide the parcel into two lots. Mr. Russell adds that the wetlands are not affected by this subdivision and that all existing and proposed building is indicated on the maps.

Motion to deem the Application complete and schedule the Public Hearing for March 6th, 2019 is made by Mr. Barufaldi, seconded by Mr. Machiz, all in favor, motion carried.

Mr. Young returns to the Board.

Samuel Joseph & Co., LTD
–Application for a Special Use Permit
Falls Industrial Park Rd., Ghent, NY 12075
Tax Parcel ID# 73.-3-93

Peter VanAlstyne, the Land Surveyor representing the property owner states this is for an RV Storage Facility and the building is 50’ x 96’, with 6 Units each 16’ x 50’, and heated. Mr. Young states the EAF mapper shows there are wetlands, Mr. VanAlstyne states he will double check and map it again. Mr. Barufaldi asks about the turning radius for the RV’s, Mr. VanAlstyne states he will have to look into that, but if needed they could widen the driveway with more fill. Mr. VanAlstyne states the proposed lighting is indicated on the maps, they are overhead motion censored, there won’t be water or septic and they plan to add a security gate in the driveway. Chairman French asks if it is possible to do lights over every other door instead of every door, Mr. VanAlstyne states he will change it from 5 to 3 lights. Mr. Groom asks to have the cut sheet for the lights included as well. Chairman French asks if they can forward a copy of the plans to the West Ghent Fire Department and also indicate on the maps what the existing landscaping is. Chairman French states the following items need to be received by February 22nd in order to schedule the Public Hearing for March 6th.

- The current landscaping with photos
- Turning radius of the Rv’s
- Cut sheet for the lights and eliminate 2 of the lights
- Indicate the Wetlands
- Fire Department review
- Copy of the deed or maintenance or lease agreement link to Samuel Joseph & Co. (such that the applicant, property owner and representative are correctly identified, and agree in all areas of the applicant’s submission)

Motion to deem the Application complete and schedule the Public Hearing for March 6th, 2019, contingent on the above information being received by February 22nd, is made by Mr. Groom, seconded by Mr. Young, all in favor, motion carried.

SWM Land Development, LLC
–Application for a Special Use Permit
Falls Industrial Park Rd., Ghent, NY 12075

Tax Parcel ID# 73.-3-7

Peter VanAlstyne, the Land Surveyor representing the property owner presents the Board with plans for a 2400sqft building, with additional three sided structure with shed roof in back for outside storage, 240 sq.ft. office and 450sqft additional space in front. Chairman French states the SEQRA form indicates hazardous waste and a note needs to be added indicating the waste pertains to TCI and that the issue is resolved. Mr. VanAlstyne states they are not planning on doing sewage or fuel storage, Chairman French states they need to check with the Building Inspector if septic is needed with the proposed well. Mr. Groom asks about outside storage of equipment, Mr. Khosrova states Section 190-19I of the Town Code refers to outside storage and Section 190-13 refers to 3 sided buildings. Mr. VanAlstyne states he can put all nine points of the section on the maps and will go over them with the property owner. Chairman French states this Application is not ready for Public Hearing in March, adding the Board will need Landscaping in front indicated, EAF mapper needs to be checked, the septic needs to be checked on, cut sheets for any lighting needs to be included, hours of operation, and traffic. If over the road vehicles are to be stored on site, they will need to be in the back of the building, and an area designated on the site plan, with appropriate screening on three sides, per code.

Mr. Khosrova adds a narrative would be helpful for this Application as well as with the previously discussed Samuel Joseph & Co. application.

Other Business:

Chairman French discusses with the Board the revisions he is doing with the Applications and possibly doing one Application for Site Plan and Special Use Permit and including Owner, Applicant and Agent and he will distribute to the Board for input.

Chairman French reads the resignation letter of Evan Young, who will resign his position as Ghent Planning Board member effective at the close of this meeting. The Chairman and all members thank Mr. Young for his service to the Board, and wish him well in his new home in Chatham.

Meeting adjourned at 8:55PM.

Respectfully submitted,

Erin Reis

Secretary