

Town of Ghent Planning Board

Meeting of 3/6/19

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

Called to order 7:38PM by Chairman French.

Board reviewed the February 6<sup>th</sup> meeting minutes. Motion to approve the minutes as amended was made by Mr. Barufaldi, seconded by Ms. Stoner, all in favor, motion carried.

**Old Business:**

Chairman French briefly discussed the progress of creating a new application format.

**Public Hearings:**

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 new buildings 30' x 120' and 35' x 120' and they would like to change one of the buildings to 135' so that the ends of the buildings line up with each other. Mr. Barufaldi asks about the length of the building as stated in the Town Code, Chairman French states the Board had asked for landscaping along the road to address this. Mr. Barufaldi asks about lighting and Lucas Coon, the property owner states there isn't any lighting and the new buildings will match the existing buildings. Mr. Prendergast states he put a call out to the West Ghent Fire Department and did not get a response. Mr. Barufaldi asks to note on the plans that the new buildings will match the current buildings, Mr. Prendergast states he will and also indicate what the height will be. Mr. Barufaldi asks that the building plans be added to the site plan. Mr. Khosrova asks that they send the request and plans to the West Ghent Fire Department in writing, Chairman French asks that they also CC the Planning Board as well. Mr. Barufaldi asks that they note on the plans that there won't be any lighting as well.

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

No comments from the public.

Motion to continue the Public Hearing until April 3<sup>rd</sup> is made by Mr. Barufaldi, seconded by Mr. Machiz, all in favor, motion carried.

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

Dan Russell, the Land Surveyor gives a brief description of the maps.

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

No comments from the public.

Motion to close the Public Hearing is made by Mr. Barufaldi, 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 for a Minor Subdivision as it meets the Town Zoning Code and Master Plan, is made by Mr. Barufaldi, seconded by Mr. Machiz, all in favor, motion carried.

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

Chairman French states the Board received the new information from the Applicant. Peter VanAlstyne, the Land Surveyor representing the applicant presents the Board with the written response from the West Ghent Fire Department. Chairman French states the lighting provided needs to be changed, Mr. Barufaldi states the Board will need new cut sheets provided. Mr. VanAlstyne presents the Board with color photos of the site and states there are no Federal Wetlands there. Mr. VanAlstyne states he looked at another RV storage facility and found that 65ft seems to be the general turning radius, and that they have added some security cameras and all lighting will be motion sensor activated as well as the light on the post at the gate. Mr. Barufaldi states they will need the height of the post, as well as lighting but sheet for any light on the post. Mr. VanAlstyne states they are also proposing a 4' x 4' pad for a generator and propane tank, Chairman French states they need confirmation of the size of the pad and generator. Chairman French indicates that the deed provided is sufficient to connect the applicant with the property.

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

No comments from the public.

Motion to continue the Public Hearing until April 3<sup>rd</sup> is made by Mr. Machiz, seconded by Mr. Barufaldi, all in favor, motion carried.

**Old Business:**

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 color photos of the site as well as the written response from the West Ghent Fire Department. Chairman French asks about the occupancy of the building and the need for restrooms. Mr. VanAlstyne states it is a contractor facility, Chairman French states per Walt the code states it

does not require a bathroom. Mr. VanAlstyne states it is for equipment storage and they have eliminated the office space which is noted on the plans and they have included a narrative with hours from 6am to 6pm. Mr. Khosrova states per Town Code a Contractor Facility does contain office space/bathrooms. Chairman French states he will clarify with Walt what is needed. Mr. VanAlstyne address' the landscaping by adding an 8ft berm on the east side and the other sides are wooded and wetlands and the parking area is delineated on the plans. Mr. VanAlstyne states they have removed the well from the plans, Mr. Barufaldi asks if there are any drains inside the structure and Mr. VanAlstyne states there is not. Chairman French states to leave the existing tree line and just keep it maintained. Mr. Barufaldi states 190-19I addresses outside storage and 190-13 addresses the 3-sided buildings and to put these points on the plans.

Motion to deem the Application complete and schedule the Public Hearing for April 3<sup>rd</sup>, 2019 contingent on the requested information being received by March 22<sup>nd</sup> is made by Mr. Machiz, seconded by Mr. Barufaldi, all in favor, motion carried.

Meeting adjourned at 9:15PM.

Respectfully submitted,

Erin Reis

Secretary