

Town of Ghent Planning Board

Meeting of 4/5/17

Chairmen French, Member Stoner, Member Machiz, Member Walters, Member Ocean, Member Groom, Attorney Mitchell Khosrova, Building Inspector Walt Simonsmeier.

Called to order 7:00PM by Chairman French.

Board reviewed the March 1<sup>st</sup> meeting minutes. Motion to approve the minutes as amended was made by Mr. Walters, seconded by Mr. Machiz. All in favor, motion carried, Mr. Groom abstained.

**Old Business:**

4C's Property Management LLC  
-Application for site plan to expand self-storage area  
Tax Parcel ID# 73.-2-37.1

Conrad Coon, the Applicant presents the Board with revised plans per the County Planning Boards recommendations. Chairman French reads the letter from the County Planning Board. Mr. Coon states the Fire Department did a site visit, but did not review the plans.

Motion to approve the maps as amended made by Mr. Walters, seconded by Mr. Groom, all in favor motion carried.

**New Business:**

Lynn Hotaling  
-Application for site plan approval for two dwellings on one lot  
Tax Parcel ID# 103.-1-52

Lynn Hotaling, the Applicant states there is no Certificate of Occupancy for the garage with an apartment above it and they need to make it legal in order to make it sub dividable. The Board reviews the Application.

Motion to declare the Application complete and to schedule the public hearing for next month made by Mr. Walters, seconded by Mr. Ocean, all in favor motion carried.

Cheffo Farms LLC/Collective Hotels & Retreats  
-Application for site plan for seasonal campground for 10 tent units  
Tax Parcel ID# 92.-2-7.200

The Applicant from Collective Hotels and Retreats states they are looking to put 5 tent units and up to 10 over the next few years on a farm located on Ostrander Road. Mr. Walters asks how many acres is the parcel, the Applicant states they are looking to use 10 out of the 90 acre parcel. Mr. Machiz asks about the lease agreement between them and the property owner, the Applicant states there is a confidentiality agreement, but they are willing to talk through anything.

Mr. Ocean asks about the seasons, the Applicants state the tents will be up from May to late October or November, there won't be anything there during the winter. Mr. Khosrova asks how many people they expect with 5 tents, as well as if there will be a kitchen, mess-hall or fires. The Applicant states roughly two adults and possibly children per tent and no fires. Chairman French asks about adequate water and sewer for the 10 acres. The Applicant states Phase I is for 5 tents and the other 5 tents are Phase II which is tentative and each tent will have its own sewer. Mr. Khosrova states they cannot do phases so

they need to approve the maximum at this point. Mr. Walters asks if the County will approve the septic, etc..., the Applicant confirms. The Applicants add they will not have a kitchen on site, they will be working with local restaurants to supply meals.

Mr. Groom asks if a Building Permit will be needed for each tent, Mr. Simonsmeier states they will need a permit for the decks and electrical for each tent. Mr. Machiz asks about the lighting for each tent, the Applicants state the lights will be on a pole and shining down to light up the stairs if a guest needs to move around at night and each tent will have a switch to control the light only if needed. Mr. Machiz asks if they can change the light so that it will cut off to only light the stairs and to find out the lumens for the strands of lights on the main tent. Ms. Stoner asks about the uses of the communal tent, the Applicants state it will be a greeting area when guests first arrive as well as for linens and to serve breakfast or snacks. Mr. Machiz asks about staffing, the Applicants state they will have a General Manager and anticipate to hire about 15 employees and use local restaurants to supply food. Ms. Stoner asks what they anticipate the length of stay for the guests, the Applicants state a weekend or an extended weekend.

Motion to declare the Application complete and to schedule the public hearing for next month made by Mr. Walters, seconded by Mr. Ocean, all in favor motion carried.

Hawthorne Valley Association, Inc.

–Application for site plan approval for 20’ round Yurt for children activities

Tax Parcel ID# 104.-1-8.111

Mr. Ocean recuses himself from the Board. Mr. Ocean, a representative for the Applicant states the Yurt will be in a remote back corner of the farm and will be used for summer camp activities and during the school year for activities. Mr. Groom asks about power, water or sewer, Mr. Ocean states there won’t be any, they have out houses which are inspected by the County.

Motion to open the public hearing made by Mr. Walters, seconded by Mr. Groom, all in favor motion carried.

Chairman French asks if there are any questions or comments from the public – no response.

Motion to close the public hearing made by Mr. Walters, seconded by Mr. Groom, all in favor motion carried.

Chairman French reads through SEQRA, the Board agrees a negative declaration.

Motion to approve the application for site plan review as presented and that it is in accordance with the master plan and zoning code and that it is consistent with the program and goals of Hawthorne Valley Schools, made by Mr. Walters, seconded by Mr. Groom, all in favor motion carried.

Bartlett House

–Application for site plan amendment to install a single light pole in parking area

Tax Parcel ID# 75.-4-1-59/75.-4-2-8

Chad Lindberg, the Engineer representing the Applicant states they are adding one light in the parking area.

Motion to open the public hearing made by Mr. Walters, seconded by Mr. Groom, all in favor motion carried.

Chairman French asks if there are any questions or comments from the public – no response.

Motion to close the public hearing made by Mr. Walters, seconded by Ms. Stoner, all in favor motion carried.

Motion to approve the application for a site plan amendment as presented made by Mr. Walters, seconded by Ms. Stoner, all in favor motion carried.

God's Little Campground  
–Application for special use permit  
Tax Parcel ID# 92.-1-4.211

Chairman French states since Mr. Matuszek is not here for the Resolution they will table it till next month. Mr. Machiz states he would like the chart in the Resolution reworded to state maximum “events” per year instead of maximum frequency.

Justin Madsen  
–Application for site plan for 52' X 20' addition to existing building  
Tax Parcel ID# 65.-1-22

Justin Madsen, the Applicant does not appear. Mr. Simonsmeier states there is an issue with the property and Mr. Madsen maybe withdrawing his application. Chairman French states the Application is tabled till next month.

**Other Business:**

Chairman French discusses with the Board the timeline for approvals, Mr. Khosrova makes notes of the Boards discussion to send to the Town Board.

Meeting adjourned 8:24PM.

Respectfully submitted,

Erin Costa

Secretary