

Town of Ghent Planning Board

Meeting of 6/6/18

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

Called to order 7:00PM by Chairman French.

Board reviewed the May 2nd meeting minutes. Motion to approve the minutes as written was made by Mr. Barufaldi, seconded by Mr. Groom. All in favor, motion carried.

Old Bussiness:

Ghent Centre
–Application for Site Plan Review
Route 66, Ghent, NY
Tax Parcel ID# 75.-4-2-30.20

Chairman French reads the referral letter from the Columbia County Planning Board and states they had questioned the Septic and the Ghent Planning Board states the applicant has indicated there is no new waste water treatment at the site.

New Bussiness:

Airosmith Development
–Application for Special Use Permit
Trailer Park Rd., Chatham, NY
Tax Parcel ID# 65.-1-44

Chairman French states this application is for upgrades to the cell tower, the Applicant, represented by Tim Rapp of ASD Wireless, states that is correct they are not going taller or installing new lighting. Chairman French states that it is just a modification to the facility so that it does not need to go to the ZBA either. Mr. Rapp states they are adding two remote radio units to add capacity to data usage. Mr. Khosrova asks about a performance bond that was required when initial special permit was granted, Mr. Walters states the Board could go to Public Hearing and check with Ray Jurkowski on the performance bond. Mr. Rapp stated that he would check status of previously required performance bond and understood that no determination would be made until the required performance bond was in place.

Motion to deem the Application complete and schedule the Public Hearing for July 11, 2018 is made by Mr. Walters, seconded by Mr. Ocean with the following conditions; Resolution of the performance bond issue, certificate of insurance, and proof of the FCC license, all in favor, motion carried.

Jeff Meltz
–Application for Mining Special Permit
German Church Rd., Ghent, NY
Tax Parcel ID# 73.-3-37.211

Peter Nelson, the Applicant states this is a 10 year old stock pile on property that he has sold and the new owners would like it removed. Chairman French states the issue here is basically the truck traffic not the pile, Mr. Nelson states it will probably be two to three hundred truck trips to get it to Kittles. Mr. Walters states he should work with Ben Perry on the best route and determine the number of trips that would be required. Chairman French states to work out a route with Ben Perry and the adequacy of the road by June 22nd in order to have a July Public Hearing.

Motion to deem the Application complete and schedule the Public Hearing for July 11, 2018 is made by Mr. Barufaldi, seconded by Mr. Walters contingent on hours, truck route, truck trips per day and total trips, all in favor, motion carried.

Brian Matthew
–Application for Subdivision
930 Rte. 9H, Ghent, NY
Tax Parcel ID# 91.-1-67

Peter VanAlstyne, the land surveyor representing the Applicant introduces the Applicant Brian Matthew and explains the maps to the Board. Chairman French asks if the trailer labeled on the map is another residence, Mr. Matthew states it is. Mr. VanAlstyne states they are just adding a line, Chairman French asks who is on what lots. Mr. Matthew states it will be his parents house and the trailer as a rental on one and his house on the other which he hopes to sell. Mr. Barufaldi asks if all the buildings predate zoning, Mr. Simonsmeier states they do. Mr. VanAlstyne states all the buildings meet set-backs and requirements, Chairman French states if the trailer has it's own septic it should be put on the map. Mr. Khosrova states this is Zone C3 and the Board should verify the trailer has a Certificate of Occupancy on Lot 2 if it was re-built in 1993. Mr. Simonsmeier states he will have an answer to the Board within a week. Mr. Khosrova states the Board could set the Public Hearing pending conditions.

Motion to deem the Application complete and schedule the Public Hearing for July 11, 2018 is made by Mr. Groom, seconded by Mr. Walters contingent on the Trailer being legal and the septic shown on the maps, all in favor, motion carried.

Ferrell Gas, L.P.
–Application for Special Use Permit
51 Falls Industrial Rd., Ghent, NY
Tax Parcel ID# 73.-3-37.211

Mr. Khosrova states this Application is under Ghent Town Code 190-19X, Bulk Storage Facility and there are three items to look at. Chairman French states this should be referred to West Ghent Fire Dept for their input. Mr. VanAlstyne states that this is not a retail facility, it is a bulk storage and delivery truck filling station. Mr. Machiz asks about a well or septic, Mr. VanAlstyne states they will have a well and septic system although only one bathroom is planned. Mr. VanAlstyne adds there won't be any larger tanker trucks stored onsite, at the most there could be three delivery trucks and one service truck. Chairman French states the Town Engineer should probably review this Application and an Escrow will be needed.

Chairman French states this is still to preliminary to go to public hearing in July.

Barbara McCagg
–Application for Lot Line Adjustment
257 Stockport Rd., Hudson, NY
Tax Parcel ID# 82.-1-23

Chairman French reviews the maps and states SEQRA is waived for this Application.

Motion to approve the Application as presented and waive the Public Hearing and that this will have zero impact on the surrounding properties is made by Mr. Barufaldi, seconded by Mr. Walters, all in favor motion carried.

Keith Celentano
–Application for a Minor Subdivision
Route 217, Ghent, NY
Tax Parcel ID# 103.-1-43.111

Keith Celentano, the Applicant states in 2015 they subdivided ten acres off and now want to subdivide an eight acre piece off for a retirement home which would be lot #3 and has had NYSDOT to look at the parcel. Mr. Groom states that with the others and now lot #3 the laws of conservation subdivision apply here. Mr. Walters states that there are options if application is changed for potential grounds to waive the conservation subdivision. For example, Chairman French states if the eight acres was changed to ten it could be waived or put the note of no further subdivision on the 29 acres. Mr. Machiz adds that they could put a condition with this subdivision the 29 acres could only be subdivided into two more lots. Chairman French states the applicant could speak with the surveyor regarding what is entailed with a conservation subdivision or recommendations around it. Mr. Celentano states he will get new maps for the July 11th meeting.

Other Business:

Chairman French reads the letter of resignation from Member Jonathan Walters.

Meeting adjourned at 9:14PM.

Respectfully submitted,

Erin Costa

Secretary