

Town of Ghent Planning Board

Meeting of 12/5/18

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

Called to order 7:00PM by Chairman French.

Board reviewed the November 28th meeting minutes. Motion to approve the minutes as amended was made by Mr. Ocean, seconded by Mr. Barufaldi. All in favor, motion carried.

New Business:

William Slemp
–Application for Lot Line Adjustment
255 Gahbauer Rd./57 Tipple Rd, Hudson, NY
Tax Parcel ID# 101.-1-5.1/2

Member Evan Young recuses himself due to the fact he works for Crawford & Associates, who is representing the Applicant. Dan Russell the Land Surveyor representing the Applicant states he is here with Cam Slemp, the Property owner. Mr. Russell states they met with Walt and explains they are adding 2 acres from his father’s property to make it 4 acres. Chairman French states SEQRA is not needed.

Motion to approve the Application and waive the Public Hearing of the Lot Line Adjustment and that it meets the Town Zoning Code and Master Plan, is made by Ms. Stoner, seconded by Mr. Machiz, all in favor, motion carried.

Member Evan Young returns to the Board.

Old Business:

Kinderhook Toyota
–Application for Site Plan Review
1908 State Rte. 9H, Ghent, NY 12075
Tax Parcel ID# 73.-2-16

Pat Prendergast, the Engineer representing the Applicant states they met with Lotus Energy that did the lighting originally and they are proposing to set up each light pole with individual motion sensors, which can be adjusted from 5 to 30 minutes once triggered. Mr. Groom asks what the setting will be before 8pm and after, Mr. Prendergast states the lights will be on until 8pm when they close and then they will be switched to motion sensor activated. Mr. Machiz asks how long the lights will stay on once they are triggered, Bill, the applicants General Manager, states he was hoping he could come to an agreement with the Board. Mr. Young states he feels this is a reasonable solution for the lighting. Mr. Machiz suggests a re-review of the Site Plan with respect to the lighting in a year or so with the neighbors and the Applicant. Mr. Barufaldi asks about the rear and sides of the building, Bill states the sold cars are on the side and the used cars to sell are in the rear. Mr. Barufaldi suggests a gate or other device to prohibit traffic at night from traveling in back or along the northern side, as there is no operational purpose for customers to be on those two sides at night. Mr. Barufaldi asks the Applicant if this would serve to eliminate 50% of the lights that should be triggered by motion, except when

triggered either by unauthorized travel, or by delivery vehicles and personnel. The Applicant agrees, but the cost of two gates would be prohibitive. Chairman French states Glory Mink, a neighbor sent an email and it has been put into the record. Mr. Groom states the lighting information will need to be added to the notes on the Site Plan, such as the type of lights, time they stay on once triggered and the zoning information. Chairman French states they will open the Public Comment, but limit it to 3 minutes each since this is the third meeting on this Application.

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

Public Member, Carrie Schoenfeld asks about the sensitivity of the motion sensors and if they can be set so that small animals such as rabbits, etc.. don't trigger the lights. Public Member, Frederick Schoenfeld states if they put a gate up to block off the back of the parking lot they could use a lock with a code instead of keys for the parts and car deliveries instead of the lights turning on and off all night. Public Member, Mark Johnson presents the Board with a recent photo on his phone of the view of the lights from his parent's house. Mr. Ocean states the height of the White Pine Trees will need to be added to the notes on the site plan and they need to be at least 14-16ft when planted. Bill states he would like to try and save the two trees that need to be removed for the building and move them back along with the five new trees. Mr. Groom asks what color the new building will be, Bill states per Toyota the buildings have to be the same color, which is a beige.

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

Chairman French states if it is possible, he would suggest a dark green or grey color for the back of the building and a grey or dark grey for the roof instead of a galvanized roof. Chairman French suggests setting the time on the lights for 15 minutes once they are triggered on and the sensitivity needs to be based on the size of a person or car. Mr. Barufaldi suggests a more comprehensive plan to solve security concerns while also reducing night time light pollution. Mr. Machiz suggested that we have a one-year lookback period to make any indicated corrections to what we might approve and if we don't have a lookback we should be sure to hire a lighting engineer to get it right the first time. Mr. Groom states the motion sensor activated lighting and screening is a good mitigation for the neighbors and the Applicant. Mr. Ocean states segregating the back and rear from access would be the best option for the neighbors and security for the Applicant. Mr. Young states he feels this plan is what is in the best interest of the neighbors and the Applicant, just need to set a trigger time for the motion sensor activated lights. Ms. Stoner states the application is on its way to reaching a good point for both the neighbors and the Applicant. Mr. Khosrova states a look back would need to be specific and sympathetic to the Applicant such as adjustments not a total redo. Mr. Prendergast suggests a site visit after everything is set up. Mr. Khosrova states Walt Simonsmeier, the Code Enforcement Officer would do the site visit and make any suggestions if needed. The Board discusses the following conditions for Code Enforcement:

1. Each light pole has an individual motion sensor activation and once triggered will remain on for not more than 15 minutes.
2. Applicant needs to find out if the lights purchased will be dimmable
3. Two existing trees will be moved and five new White Pine Trees added will be 14-16ft in height or seven new trees added if existing trees are not moveable.
4. New Morton Building will be beige to match the current building with a dark grey roof and dark green or brown on the back side.
5. Define motion sensor sensitivity by the size of the object that triggers it as well as no more than two lights can be triggered by the same motion/object.
6. Lights shall be off at all other times after 8pm and will be issued a violation if the lights are on for a substantial amount of time and must be triggered by a person, car or large animal.
7. Site plan to be updated to show lights that are building mounted that are currently on 24/7

Chairman French states the Board can vote at the meeting December 19th, 2018 if all the requested information is received by the Applicant by December 12th, 2018.

New Business:

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 they are looking to build another 20ft yurt to be used as a station for the school and summer camps, they built one last year and this will be the third one. Mr. Machiz asks if they can use it year round, Mr. Ocean states they do and it has a woodstove, but does not have electricity, plumbing, etc.. and is overseen by the Department of Health to confirm sanitary requirements are met by utilizing outhouses. Mr. Ocean adds all the parking is at the main building not by the yurt.

Motion to deem the Application complete and schedule the Public Hearing for January 3rd, 2019 is made by Mr. Groom, seconded by Mr. Barufaldi, all in favor, motion carried.

Mr. Ocean returns to the Board

Old Business:

Chairman French discusses with the Board the Conservation Subdivision Law and until it gets rewritten, possible ways for applicants to avoid this would be Lot Line Adjustments and then a subdivision to meet the code.

Meeting adjourned at 9:32PM.

Respectfully submitted,

Erin Costa

Secretary