Town of Ghent Planning Board

Meeting of 7/10/19

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

Called to order 7:30PM by Chairman French.

Chairman French begins by welcoming Chris Keefe to the Planning Board.

Board tabled the June 5th meeting minutes due to a lack of quorum from the June meeting attendees.

**Public Hearing:**

YM6, LLC

–Application for a Major Subdivision

13 Rigor Hill Rd., Ghent, NY 12075

Tax Parcel ID# 85.-1-40.111

Dan Russell, the Land Surveyor representing the Applicant presents the Board with the maps indicating the lot line adjustment added. Mr. Russell explains the lot line adjustment was due to the driveway being over the property line. Mr. Barufaldi asks about the disturbance for the driveway, Mr. Russell indicates the note added to the maps. Mr. Barufaldi asks if the lot line adjustment was discussed prior to the public hearing at the last meeting. Mr. Khosrova confirms his notes indicate it was.

Chairman French reads through SEQRA, the Board declares a Negative Declaration.

Motion to approve the Application for a Major Subdivision and Lot Line Adjustment and that it meets the Town Zoning Code and Master Plan, is made by Mr. Machiz, seconded by Mr. Barufaldi, all in favor, motion carried. Mr. Keefe abstained.

**Old Business:**

OMI International

–Application for a Modification to a Special Use Permit & Site Plan Review

1405 County Rte. 22, Ghent, NY 12075

Tax Parcel ID# 74.-1-24.122

Pat Prendergast, the Engineer representing the Applicant presents the new maps done by a surveyor showing all parcels owned by Art OMI. Mr. Khosrova asks how many parcels are there in total, Chairman French states the Special Permit application needs to include every parcel that will be covered by the Special Use Permit and that the use should be outlined, by parcel, in the narrative that will become part of the permit application. Which is confirmed by Mr. Khosrova. Mr. Prendergast states he sent the site plans to Ray Jurkowski, the wetlands were flagged and sent to Walt and they have applied for the SPEDES permit for the septic. Mr. Machiz asks how many visitors are there per year, Ms. Adams states roughly 30,000. Mr. Prendergast adds they have the Department of Health letter for the sewer and water, the permit was sent to Columbia County DPW for the new entrance and added the gate at the service entrance. Chairman French asks if the gate could be 20ft from the road instead of 40ft, Mr. Prendergast states they will and they also added handicap parking near the fields. Mr. Prendergast states the landscaping was added to the maps, Mr. Ocean states it should include the existing as well as the Latin names. Mr. Barufaldi asks if they got a response from Columbia County DPW on the entrances, Mr. Prendergast reads the response on the existing entrances and Ms. Adams states the service entrance is maybe used once or twice a year for large truck deliveries of art. Mr. Khosrova states they need the letter from the Ghent Fire Department, “no short-term rentals” in the notes and the narrative of each parcel. Chairman French reads aloud comments from Ms. Stoner. Mr. Khosrova, Chairman French and Mr. Barufaldi review the items to be addressed in the application:

* Fence and driveways listed on the maps
* Letter from Ghent Fire Department and from the County Highway Department
* List of parcels, including each parcel’s current and proposed operations in narrative and parcels outlined on a map included in the application
* Stipulation that no Short-Term rentals will take place on the premises (or articulate what STR are to be included in the application
* Stipulation that the gated entrance will be used exclusively for delivery of very large art pieces, on rare occasions annually
* Gated entrance will be gated 20ft from roadway
* Notification to drive slow to participants
* Exact number of parking spots indicated per parking area and in total
* Stipulate that parking attendants will be used for large events
* Hours of operation, and an indication as to what time special events will close
* Addition to the site plan for existing and proposed landscaping
* SPEDES permit/SWPPP Permit
* All operations, either current, proposed or contemplated for future, are to be included in the application, as this Special Use Permit will replace the existing and must encompass all operations
* Agreement that the application must be submitted to the Columbia County Planning Board for their referral

The Board deemed the Application as incomplete without the above listed items.

Patrick Jehanno

–Application for Site Plan Review

47 Old Post Rd., Ghent, NY 12075

Tax Parcel ID# 82.-1-48

Andria Kowalski, the Architect representing the Applicant gives a brief overview of the project. Mr. Khosrova asks about a narrative, Chairman French states they have it. Ms. Kowalski states they added the setbacks to the maps, seven more parking spots, topo lines and lamp posts added and there is room for more parking if it is needed. Mr. Jehanno states the seating capacity is at 65 and they can’t go above that due to the septic and Liquor License. Chairman French asks if they can add the height of the parking lights, Mr. Machiz asks if they can indicate the extra parking, Chairman French states they have met the Town Code for parking. Mr. Jehanno states the light poles are 8ft, Chairman French asks about the lights on the building, Mr. Jehanno states they are 10ft. Ms. Kowalski states the SEQRA form is also included.

Motion to deem the Application complete and schedule the Public Hearing for August 7, 2019 is made by Mr. Barufaldi, seconded by Mr. Keefe, all in favor, motion carried.

Meeting adjourned at 9:30PM.

Respectfully submitted,

Erin Reis

Secretary