

Town of Ghent Planning Board

Meeting of 6/5/19

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

Called to order 7:00PM by Deputy Chairman French.

Board reviewed the May 1st meeting minutes. Motion to approve the minutes as amended was made by Mr. Machiz, seconded by Mr. Ocean, all in favor, motion carried.

New Business:

Anthony Machado
–Application for a Lot Line Adjustment
115 Dupier Rd., Ghent, NY 12075
Tax Parcel ID# 85.-1-32.111

Frederick Haley, the Land Surveyor representing the Applicant states the property owner wants to sell 18 of the 68 acre parcel and no new lots will be created. Deputy Chairman Groom asks if it will have road access, Mr. Haley states from Konig Road. Mr. Haley adds that all buildings are existing and are over 1,000ft from the lot line adjustment and they were not able to locate the septic.

Motion to deem the Application complete and waive the Public Hearing and approval is based on 156-46 of the Ghent Town Code is made by Mr. Machiz, seconded by Mr. Ocean, all in favor, motion carried.

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 states they are renovating the Old Red Barn by putting on a 20' x 40' addition in front and remove and replace the back addition to be a restaurant again. Ms. Kowalski states the front addition will be an art gallery and the back will be an exterior deck. Deputy Chairman Groom asks about exterior lighting, signs, parking, etc..., Ms. Kowalski explains the look of the front, a rough draft of the sign, goose neck lighting in front which are included in the application as well as the lighting for the sign. Mr. Khosrova states they will need to provide a narrative with the hours of operation, lighting, parking and traffic. Ms. Stoner asks about the capacity and screening for the residences. Deputy Chairperson states they can email the information requested along with the deed and the Department of Health reports. Mr. Khosrova asks if Mr. Jehanno is the sole owner, Mr. Jehanno states that he is. Deputy Chairman Groom states they need the requested information before the Board can schedule the Public Hearing.

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 final survey maps and runs through the checklist. Mr. Russell states in 1990 there were six other parcels split from this parcel and they are looking to do three more lots 10, 27 and 176 acres, the maintenance agreement is provided, the applicants are building a house for themselves and the farm help for the organic farming

operation. Mr. Russell adds they have included a no further subdivision note as well as driveway pull-offs to meet the Fire Code and they are going to attend the Austerlitz Planning Board meeting tomorrow night. Mr. Khosrova states the Board should wait to hear from Austerlitz before voting. Mr. Russell states they also need a SWPPPS permit. Mr. Khosrova states they also need to amend the application to say Lot Line Adjustment as well for the driveway. Ms. Stoner asks who the farm house is for, Ms. Larkin states it is for a farm family, Husband, Wife and kids. Ms. Stoner asks about traffic for the farm, Ms. Larkin states one truck per week. Ms. Stoner asks if the farm will have irrigation, Ms. Larking states they are digging a well for it.

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

Public Member Marsha Scannell asks what is Lot 3 going to be used for, Mr. Russell states the owners are building their house on that lot. Mr. Machiz adds that this is a subdivision application not a use application. Public Member Colleen Dodge asks about further subdivision in the Austerlitz part, Mr. Khosrova suggests writing a letter to the Town of Austerlitz. Public Member Les Everett asks about further subdivision for the 176acre parcel, Mr. Khosrova states "no further subdivision" is permanent. Public Member Jennifer Stodl states their driveway is very close to the construction site and is worried about construction traffic.

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

Mr. Khosrova states the Board now has 62 days to make the decision on the subdivision to wait on the Austerlitz Planning Board.

Meeting adjourned at 8:37PM.

Respectfully submitted,

Erin Reis

Secretary