

Town of Ghent Planning Board

Meeting of 6/16/20

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

Called to order 7:00PM by Chairman French.

Board tabled the review of the June 3rd meeting minutes until the regular meeting in July.

Old Business:

OMI International

–Application for Modification to Special Use Permit

1405 County Rte. 22, Ghent NY 12075

Tax Parcel ID# 74.-1-24.122

Chairman French reviews the correspondence received from Ms. Adams with issues of importance, Ms. Adams adds they are looking into the sign suggestions from the last meeting. Mr. Khosrova states the Board has no authority over road signs. Ms. Stoner states the concerns are of the traffic and County Route 22 needs to be included in the conditions. Ms. Adams states they will be adding a speed bump in the parking lot on Letter S Road to slow the traffic in and out of there, Mr. Khosrova suggests putting orange cones out on the road when an event is happening. Mr. Ocean states the cones help with slowing traffic with events at Hawthorne Valley. Mr. Worstead adds the cones let people know they are coming up on a situation as well as signage when the parking lot is full. Ms. Stoner suggests also having a staff member directing traffic.

Mr. Barufaldi suggests the narrative and a sample report that had been asked for to be kept in the resolution along with tables 11, 13, 15, and 17, Mr. Khosrova states he was expecting to insert a list of conditions from the Board for the resolution along with the final narrative that he was expecting from the applicant. Chairman French states the more directional signs the better, Ms. Adams shares the current pictures of the road signage, Mr. Worstead states permits are needed to do the directional road signs. Chairman French suggests reconfiguring the signage and clarify directions on the advertised mediums and no advertisement of Short Term Rentals (STR's). Mr. Barufaldi adds that STR's should be limited to events and programs, Ms. Adams states they have 3 families that come every year for Thanksgiving, Christmas and New Years. Mr. Khosrova suggests no overnight rentals unless they are mission related, Mr. Machiz adds the rentals shall not be for benefit such as weddings or bat mitzvahs. Ms. Adams adds they can only rent during December, January and February; the rest of the year the residences are used for program-related participants. Mr. Barufaldi suggests rentals are program related in the winter months and the three families be grandfathered-in, Mr. Khosrova asks for the names of the families be included in the resolution. Chairman French suggests overnight rentals from 11/15 to 2/15, outdoor events to end by 11pm and no amplified music after 10pm. Ms. Adams states they do one outdoor music event a year under a tent, Mr. Khosrova suggests differentiating weekday/weekend. Mr. Barufaldi suggests no outdoor amplified music after 8pm weekdays and 10pm on weekends. Chairman French adds an exception for the one event. Mr. Lyons clarifies weekends are Friday and Saturday and weekdays are Sunday through Thursday.

Chairman French asks about the art illumination allowed 9am to 5pm, Ms. Adams states they close at 5pm so it is always off by then, Mr. Lyons adds they won't have moving or flashing art and limit the lumens. Chairman French states the code addresses glare by stating art pieces cannot cause undo glare

as determined by the CEO. Mr. Barufaldi suggests there is lighting code for structures already in the town code, and that any illuminated art should comply with this code, as if the art is a structure.

Chairman French suggests the applicant provide records of the number of events and attendees to the CEO, Mr. Machiz states to categorize them in the format of the narrative tables, and submit them annually or semi-annually to the CEO. Chairman French adds they went from 13,000 visitors in 2013 to 30,000 in 2018, and the Board would like to have projections going forward for visitorship growth, the Board agrees. Mr. Ocean suggests counting cars or some kind of technology based counting system for patrons, Mr. Khosrova states to have the executive director certify to the best of their knowledge the numbers are correct so the CEO can have a basis in case of complaints. Ms. Stoner suggests using a set of numbers or people expected to attend the events and programs to form a baseline. Mr. Machiz states he is in support of capping events and attendance at events based on our tables but not in support of capping the total annual visitors. Mr. Groom adds it should be for a basis for the Special Use Permit to see the impact on the neighbors. Ms. Lazar suggests setting a threshold for the applicant to return for review, Mr. Barufaldi adds doing another traffic study if the annual visitorship reaches 50-60k per year. Mr. Khosrova states the applicant has to return for a modification to the permit and SEQRA analysis.

Ms. Stoner asks about limiting construction hours/days and not weekends or holiday's, Chairman French states the norm is 8 hour days, 5 days a week. Mr. Khosrova clarifies construction noise not construction itself. Mr. Prendergast states it will probably be 2 months of exterior construction, the Board agrees to 7am to 6pm weekdays.

Ms. Stoner asks about the café expansion and alcohol being served because it is a residential neighborhood taverns and bars are not allowed. Ms. Adams states they apply for temporary licenses for events and they do not have any intentions to expand the café. Mr. Khosrova states to add the condition no sale of alcohol. Mr. Barufaldi states the third entrance also is only to be used for delivery of large art objects. Mr. Khosrova adds that art has to conform to zoning with height and light. Chairman French adds the resolution needs to provide maximum amount of visitors. Mr. Barufaldi suggest each board member send Mitch their comments. Mr. Khosrova suggests the Executive Director submit a sample form for the counts to be submitted semi-annually to the CEO. Ms. Garrison asks when the next meeting is, Mr. Khosrova states August 5th, but the Board will need the information two weeks prior to that.

Meeting adjourned at 10:15PM.

Respectfully submitted,

Erin Reis

Secretary