

Town of Ghent Planning Board

Meeting of 12/16/20

Planning Board Chairman French, Member Barufaldi, Member Machiz, Member Groom, Member Stoner, Member Lazar, Member Ocean, Attorney Mitchell Khosrova and Code Enforcement Officer Keefe.

Called to order 6:04PM by Chairman French via Zoom.com.

New Business:

Wayne Blue LLC

– Application for Special Use Permit/Site Plan Review

2472 Route 66

Tax Parcel ID# 75.1-19.11

Chairman French begins by sharing his screen of the maps, Mr. Whitbeck, the attorney for Richard Coons (single member of Wayne Blue LLC) begins by explaining the 231+ acre property and the application. Mr. Whitbeck adds that this development will maintain the majority of the greenspace on the property and the purpose is for his children to live in the four proposed residential structures on the property. Current use of the property is a single-family home and a beef cattle raising operation. He notes that the soil percolation tests have been done. Mr. Whitbeck explains the rail trail easement that makes it difficult to do a regular subdivision instead of the Planned Residential Development (PRD). Mr. Groom asks if the parcel is subdividable as a regular subdivision, Mr. Whitbeck states it would be very difficult due to the rail trail fragmenting the frontages and this is not what the property owner wants to do. Chairman French states the property would be in the ownership of Wayne Blue LLC, however if in the future the owners want to sell the property that could be done as condominium units. Mr. Whitbeck states that is correct, but not what is being applied for at this time.

Mr. Whitbeck adds that the individuals haven't decided on the specifications for the houses yet to be built, they were hoping that information could be presented at another stage of the approval process. Ms. Stoner asks if the proposed houses were to be sold as condos if the new owner could then build more houses, Mr. Whitbeck states the town's code limits this type of development to 40 acres. Mr. Barufaldi asks about a secondary residence that was approved months ago, Mr. Whitbeck states there is another structure on the parcel that is not yet occupied and explains the locations of the existing dwellings and that all roadways on the map are existing. Mr. Khosrova states he does not believe the proposed houses could be turned into condos because with condos each one is sold as a separate tax parcel and this is not the case with this application. Mr. Barufaldi confirms this approval would be for four houses on 40 acres and if the owners wanted to build more they would have to come back to the board for approval. Mr. Khosrova states this is a three stage process; tonight is conceptual and the applicant would come back with construction documents once initial approval is granted.

Ms. Lazar asks about the wells shown on the plan, Mr. Whitbeck states each house will have its own well. Mr. Khosrova states the Town Code Section 196C2A refers to public utility concept land, Mr. Whitbeck states that is not something the applicant wants to do. Mr. Barufaldi states that would also include electricity, Mr. Whitbeck states that is correct and the intention is to bury the necessary additional power lines. Mr. Machiz notes Section 196D3 states any PRD requires

public water and sewage approved by the Health Department, Chairman French shares that section of the code on the screen, Mr. Khosrova confirms this and that it will be something that needs to be addressed. Mr. Whitbeck states the Health Department will have to approve it; however, each house wants its own well and septic. Mr. Whitbeck states they might request the Town Board make some exceptions with this application.

Chairman French refers back to the initial review objective, Mr. Barufaldi asks for the width of the access easement, Mr. Khosrova states it is the width of the bridge which is not a two-lane bridge, Mr. Keefe states the site plan notes refer to a 40ft right-of-way. Mr. Barufaldi states the Board will have to look at that for fire access with the approval of four new homes. Mr. Khosrova states the Board will require the Fire Department review the application.

Mr. Khosrova asks the applicant to provide the deeds as part of the application. Chairman French suggests the Board review the narrative. Mr. Machiz asks if the houses will be visible from Route 66, Mr. Whitbeck states some may be visible. Mr. Groom asks if the ponds are existing, Mr. Whitbeck states they are and are not visible from the road. Mr. Khosrova suggest going through the eight objectives in the Town Code to give the applicant some guidance on what stipulations from the code need to be met. Chairman French reads through the objectives, Mr. Whitbeck explains the reasoning for the 40 acres area and that all of the houses will be occupied by Mr. Coons' children. Mr. Khosrova asks if the applicant's intention was to then go to the Town Board for exemptions to the specifics of the Town Code that they will not be able to meet. Mr. Khosrova state procedure C3 is what the Board is doing tonight so the applicant can move forward with further review. Mr. Khosrova asks if Mr. Keefe could pull the certificate of occupancies and easement in the current file for the Board.

Motion that the Application meets enough of the criteria for further review was made by Mr. Barufaldi contingent on more information regarding open space, seconded by Ms. Lazar, Mr. Groom opposed, motion carried.

Mr. Khosrova suggests the Board request an escrow for the Town Engineer to do a review and states that he will send an agreement to Mr. Whitbeck. Mr. Barufaldi adds more information will be required for the driveway and Mr. Khosrova adds more information will be needed on the water and sewer. Ms. Lazar asks if photo simulations from Route 66 can be requested, Chairman French states the simulations should be of where the houses will be located.

Pin Oak LLC
– Application for Special Use Permit/Site Plan Review
5 Stockport Rd.
Tax Parcel ID# 82.-1-68

Due to internet connectivity issues Lauren Merante states she can fill in for the applicant if needed. Chairman French states they will begin with the narrative and notes that the applicant recently received a variance from the ZBA. Ms. Merante begins by giving a brief explanation of the application. Chairman French runs through the hours of operation and the use of outside music, Mr. Khosrova asks about music usage in an outdoor tent, Mr. Kneller states that language needs to be adjusted. Mr. Machiz asks about the parking area, Mr. Kneller states they usually average around 50 cars for a 200-person wedding. Mr. Wallace, on behalf of the

applicant, explains the parking lot and what it is constructed out of. Mr. Groom asks what part of the Zoning is being reviewed, Chairman French states both Site Plan and Special Use Permit. Mr. Khosrova explains the variances that were granted. Ms. Lazar asks about the two entrances, Mr. Kneller explains the entrances and that the front [eastern] entrance is not for use by the general public. Chairman French asks for identification of everything on the site plan. Mr. Barufaldi asks about the walkways to be added to the site plan as well. Mr. Machiz states the lighting needs to be added to the site plan and should be Dark Sky compliant. Mr. Barufaldi asks about the two bathrooms shown with 300 people expected, Mr. Wallace states they would need to bring in portable toilets to meet code. Chairman French states the contract is used as the Board's guide to conditions with the approval, Mr. Kneller states they are only looking to do about 12 events per year, approximately April-October. Mr. Wallace states the maximum capacity is 375 based on the square footage of the barn, Mr. Kneller states the tents would only be used for the caterers and the maximum capacity they would allow would be 299 people. Site plan items requested for next meeting include showing the parking areas, traffic flows, walkways, tents, dumpsters, portable toilets, outside ceremonial areas, and including photos of the building in the application.

Mr. Khosrova states the Board will need more clarification on exterior and interior music and the hours of the music. Chairman French suggests putting the maximum number of occupants in the contract. Chairman French suggests gathering the requested information for the February 3rd meeting. Mr. Khosrova states the ZBA had asked the Planning Board to look at the impact to the neighbors as there is a neighbor that did object to the application.

Other Business:

Chairman French asks to confirm that the Board is conducting a Public Hearing according to the NYS Law, Mr. Khosrova states that the Board is most definitely within the law as the Chairman is allowed to change the agenda and there is no way the Board could put a specific time for a Public Hearing.

Meeting adjourned at 8:46PM.

Respectfully submitted,

Erin Reis

Secretary