

PROPOSED AGENDA  
GHENT TOWN BOARD MEETING  
October 15, 2026

1. Call to Order
2. Open Meeting for Public Comment
3. Accept Minutes of Previous Meeting
4. Consent Agenda Approval
  - Building, Clerk Report, Correspondence
  - Historian Report
  - Food Pantry Report
  - Dog Control
  - Parks And Rec
  - Senior Reports
5. Committees/Boards
  - Planning and Zoning Boards
  - Climate Smart Committee- EMC appointment
  - County Report
  - Rail Trail Committee
  - Community Engagement and Communications Committee
  - Affordable Housing Committee
  - Town Beautification Committee
  - Zoning Review Committee
  - Workshop Topics
6. Highway
  - Accept Highway Superintendents Report
  - Equipment Auction Sale- 2027 Equipment Bid
7. Unfinished Business
  - Local Law #1 2026 Resolution # 49
  - Tentative to Preliminary Budget- Set Public Hearing
8. New Business
  - \*Resolution # 50 for 2026- Sponsorship
9. Payment of Bills / Acceptance of Monthly Budget Report
  - General A     \$ \_\_\_\_\_
  - General B     \$ \_\_\_\_\_
  - Highway DB    \$ \_\_\_\_\_
  - Lighting        \$ \_\_\_\_\_
  - TOTAL          \$ \_\_\_\_\_
10. Public Comment (limited to topics discussed at meeting)

TOWN OF GHENT  
September 17, 2026

The Regular Meeting of the Town Board was held September 17, 2026, at the Ghent Town Hall, 2306 State Route 66, Ghent NY 12075. Supervisor Simmons opened the meeting at 7:00 pm with the pledge to the flag.

|               |               |                               |
|---------------|---------------|-------------------------------|
| Present were: | Craig Simmons | Supervisor                    |
|               | Wally Engel   | Councilman                    |
|               | Carl Quinn    | Councilman                    |
|               | Dan Barufaldi | Councilman                    |
|               | Marie Meltz   | Councilwoman                  |
|               | Ben Perry     | Highway Superintendent        |
|               | Matt Cabral   | Attorney for the Town- Absent |

2 members of public

No Comment

MOTION # 1 TO ACCEPT MINUTES FROM AUGUST 20, 2026 AS AMENDED made by Councilman Barufaldi, seconded by Councilman Engel, and approved unanimously.

Ayes: 5 Simmons, Quinn, Barufaldi, Meltz, Engel

Nays: 0

MOTION #2 TO APPROVE THE CONSENT AGENDA made by Councilman Engel, seconded by Councilman Barufaldi and approved unanimously.

Ayes: 5 Simmons, Quinn, Barufaldi, Meltz, Engel

Nays: 0

Food Pantry- Steady, delivery last Friday. No dog control report. Historian's report received.

Parks and Recreation- Grant was received to plant a white oak at Town Hall to commemorate America's 250. Netting is damaged at Water Street courts, will be replaced this coming spring.

Senior Report- Councilwoman Meltz-

The monthly meeting of the Chatham-Ghent Seniors was held on Wednesday, September 2 Nd , 2026 at 1:00 PM at the West Ghent Church. Approximately 64 in attendance and total membership is now over 100. Updated the Senior Group that the Columbia Board of Supervisors have approved some partial tax exemptions for residents over 65 and individuals with disabilities for 2027. Advised that they can reach out to Lynn Hotaling, Ghent Tax Collector starting in November to check eligibility. Reminder to license your dogs with Town Clerk Shelley Radley. Supervisor Simmons has secured a grant for \$500,000.00 to support the second phase of the water system in Ghent. Reminder to all about: Senior Day at the Columbia County Fairgrounds on September 16 th , 2026. Community Day on 9/26/2026 Reminder. The One Room School House Presentation on 9/16/2026 in East Chatham. Shared out newsletter which is very well received. Question arose of when the Chatham/Ghent Seniors started meeting, I forwarded this to Gregg Berninger for further investigation. Annual Christmas Party will be held on December 2 Nd , 2026 at the Kinderhook Elks Lodge. Group has decided instead of a gift exchange just have folks donate to the music fund at CHS to honor Mr. Gitto. Group did ask if Supervisor Simmons would "donate" a raffle basket/gift since Supervisor Collins will be donating one.....Next meeting will be held on Wednesday, October 7 th, 2026.

Planning and Zoning: Baker's addition was approved through the planning process. No Zoning meeting this month.

Climate Smart- EMC appointment hopefully next month. Came to agreement with NYSEG and car charger is up and running at town hall.

Rail Trail- will have a table at community day with information.

County Report- Columbia County Veterans group attended a fishing event hosted by the Ghent Sportsman Club. Columbia County Hazardous Waste Day is October 10<sup>th</sup>.

Community Day- All set to go, will be a packer event and we received great sponsorship.

Communications- Continued updates on website. Still waiting for more quotes regarding text alerts.

Affordable Housing Committee did not meet.

Beautification Committee- Recap Councilman Quinn-

The committee developed community improvement priorities and discussed funding, programming, and Water Street Park enhancements.

- Proposed \$1,000–\$1,500 initial town allocation. Carl would need to propose this to the full board during discussions of the 2027 budgeting process. No guarantees. Just a rough question.
- Community Day planned for September 26.
- Monthly meetings proposed for second Thursdays of each month at 7pm.
- Water Street Park identified as a proposed area of focus.

Zoning Review Committee- A lot of work has been done. Reinventing LL #1 2026. Big project, 175 commercial lots in town, assessing impacts.

Workshop Topics- Hydrant on Route 66 by Cemetery, working with Village. Budget process 2027, next week tentative will be available to Board next week. Correction in minutes regarding Dave Newman.

Highway- Would like board approval to Selling 2011 GMC truck is served its life. Selling 2005 excavator 284 agreement update. Blacktop paving completed on Heather Lane as well as shim on Soller Heights which will be finished in 2027. Blacktop shim Cemetery Road to meet the pipe coverage we needed per manufacturer to finish the pipe job project from 2025. The pipe handled the 11" storm as we would hope it would water that came over road that day was due to the creek over flowing 1000's of yards up stream. Coming through the field. We are on our 3rd round mower road shoulders. We have one more proses of fog sealing the Chip seal roads. We have a hand full of pipes to replace around town before end of fall and will be starting some ditch projects prepping for next year's paving season. The guys are busy in the shop working on preparing equipment for the upcoming season. We just got notification from the State on the OGS State contract that our Salt for this season has increased by \$26 a ton we are at \$95 a ton for Columbia County pricing.

This will make things much more difficult with the very day rising cost. We painted our cold storage building roof to preserve and give the building a much-needed face lift last time we did it was 2010 as well as touched up the fuel island trimming. I will be attending The State Association Fall Conference the end of the month with around 600 other colleges from across the State. Furthering my education.

MOTION # 3 TO ACCEPT THE HIGHWAY SUPERINDENTS REPORT made by Councilman Quinn, seconded by Councilman Barufaldi, and approved unanimously.

Ayes:5 Simmons, Quinn, Barufaldi, Meltz, Engel  
Nays 0

Councilman Barufaldi thanked Ben and his highway crew for all their help for Community Day.

MOTION # 4 TO APPROVE SELLING THE 2011 PICKUP TRUCK WITH PLOW AND SANDER AND OLDER EXCAVATOR AT AUCTION made by Councilman Engel, seconded by Councilman Barufaldi, and approved unanimously.

Ayes:5 Simmons, Quinn, Barufaldi, Meltz, Engel  
Nays 0

Supervisor Simmons shared with Board the NYS Comptroller Office financial fiscal stress report for the Town of Ghent. The Town received zero points, meaning the Town is under zero fiscal stress.

Unfinished Business:

MOTION # 5 TO MAKE CORRECTIONS TO AUGUST ABSTRACT TO REFECT ADJUSTED PAYMENT OF BILLS made by Councilman Barufaldi, seconded by Councilwoman Meltz, and approved unanimously.

Ayes:5 Simmons, Quinn, Barufaldi, Meltz, Engel  
Nays: 0

Supervisor Simmons thanked Dave Berman for his incredible help and knowledge to bring internet /broadband to the Town of Ghent, and assisting Canaan and New Lebanon to do the same. Hard work with the USDA paid off. Dave Berman thanked Supervisor Simmons for hanging in there and it was a pleasure to work with you.

PAYMENT OF AUDITED BILLS AND ACCEPTANCE OF MONTHLY BUDGET REPORT:

AUDITED BILLS:

General A \$19299.87

S.L. \$749.44

General B \$2093.87

Highway \$308,862.05

Total \$ 331,005.16

MOTION # 6 TO PAY ALL AUDITED BILLS, ACCEPT THE MONTHLY FINANCIAL REPORT made by Councilman Barufaldi, seconded by Councilwoman Meltz and approved unanimously.

Ayes:5 Simmons, Quinn, Barufaldi, Meltz, Engel  
Nays- 0

Public Comment-

Resident- Concerns about a camera placed at a private residence across from the Bartlett house. I seems to watching across the street.

MOTION # 7 TO ADJOURN MEETING AT 8:00 PM made by Councilman Barufaldi, seconded by Councilman Quinn, and approved unanimously.

Ayes:5 Simmons, Quinn, Barufaldi, Meltz, Engel

Nays: 0

Respectfully Submitted,  
Michelle Radley, Clerk

| Account#                              | Account Description                       | Fee Description       | Qty                                  | Local Share |
|---------------------------------------|-------------------------------------------|-----------------------|--------------------------------------|-------------|
| A 1255                                | Marriage Lic.                             | MARRIAGE LICENSE FEE  | 1                                    | 17.50       |
|                                       | Town Clerk Fees                           | Birth Certificates    | 10                                   | 100.00      |
|                                       |                                           | Death Certificate     | 40                                   | 400.00      |
|                                       | Sub-Total:                                |                       |                                      |             |
| A 2770                                | Other Unclassified Revenues               | Solid Waste Fees      | 2                                    | 0.50        |
|                                       |                                           |                       | Sub-Total: \$0.50                    |             |
| A1255                                 | Conservation                              | Conservation          | 12                                   | 90.00       |
|                                       | Large Trash Bags                          | Large Trash Bags      | 25                                   | 10.00       |
|                                       | Medium Trash Bags                         | Medium Trash Bags     | 60                                   | 12.00       |
|                                       | Small Trash Bags                          | Small Trash Bags      | 30                                   | 0.00        |
|                                       | Sub-Total:                                |                       |                                      |             |
| A2544                                 | Dog Licensing                             | Female, Spayed        | 14                                   | 84.00       |
|                                       |                                           | Female, Unspayed      | 2                                    | 22.00       |
|                                       |                                           | Male, Neutered        | 7                                    | 42.00       |
|                                       |                                           | Male, Unneutered      | 3                                    | 33.00       |
|                                       | Senior                                    | Senior                | 13                                   | -45.50      |
|                                       |                                           | Sub-Total:            |                                      |             |
| A7550.4                               | Celebrations                              | Ghent Shirts and Hats | 1                                    | 1,135.00    |
|                                       |                                           |                       | Sub-Total:                           |             |
| Total Local Shares Remitted:          |                                           |                       |                                      | \$1,900.50  |
| Amount paid to:                       | Columbia County Treasurer                 |                       |                                      | 457.50      |
| Amount paid to:                       | NYS Ag. & Markets for spay/neuter program |                       |                                      | 36.00       |
| Amount paid to:                       | NYS Environmental Conservation            |                       |                                      | 1,541.00    |
| Amount paid to:                       | State Health Dept. For Marriage Licenses  |                       |                                      | 22.50       |
| Total State, County & Local Revenues: |                                           | \$3,957.50            | Total Non-Local Revenues: \$2,057.00 |             |

To the Supervisor:

Pursuant to Section 27, Sub 1, of the Town Law, I hereby certify that the foregoing is a full and true statement of all fees and monies received by me, Michelle Radley, Town Clerk, Town of Ghent during the period stated above, in connection with my office, excepting only such fees and monies, the application of which are otherwise provided for by law.

Supervisor

Date

Town Clerk

Date

## Town of Chent, Building Planning and Zoning Permit Inspections

09/01/2026 - 09/30/2026

| Completed Date           | Time In | Inspection Type           | Inspection Status | Parcel Address          | Parcel #            | Permit Type              | Permit # |
|--------------------------|---------|---------------------------|-------------------|-------------------------|---------------------|--------------------------|----------|
| 09/10/2026               | 11:20   | 07 Final                  | Pass              | 2380 State Route 66     | 103889-75-4-2-32    | R(N)-Accessory Dwelling  | 2025170  |
| 09/10/2026               | 15:09   | 07 Final                  | Pass              | 90 Stockport            | 103889-82-1-54      | R-Roof                   | 2026142  |
| 09/10/2026               | 15:34   | 07 Final                  | Pass              | 533 Talarico            | 103889-92-1-36      | OP-Fence                 | 2026125  |
| 09/10/2026               | 13:20   | 05 Insulation/Pre Drywall | Fail              | 1754 Harlemville        | 103889-85-1-38      | R-Alteration/Reno        | 2026066  |
| 09/10/2026               | 14:35   | 07 Final                  | Pass              | 87 Burma                | 103889-64-1-13.121  | OP-Electrical            | 2026151  |
| 09/10/2026               | 14:36   | 07 Final                  | Pass              | 87 Burma                | 103889-64-1-13.121  | R-Addition               | 2026092  |
| 09/10/2026               | 14:38   | 03 Slab                   | Pass              | 87 Burma                | 103889-64-1-13.122  | OP-Accessory Structure   | 2026101  |
| 09/10/2026               | 14:04   | Check Status              | Pending           | 2331 State Route 66     | 103889-75-4-3-15    | NR-Alteration/Renov      | 2026102  |
| 09/10/2026               | 14:18   | 07 Final                  | Complete          | 2552 State Route 66     | 103889-76-1-38      | NR-Roof                  | 2026110  |
| 09/10/2026               | 14:53   | 07 Final                  | Pass              | 1728 County Route 21    | 103889-65-1-41      | OP-Accessory Structure   | 4578 *   |
| 09/11/2026               | 12:37   | 07 Final                  | Pass              | 39 West View            | 103889-93-1-11      | OP-Solar PV System       | 2026072  |
| 09/11/2026               | 09:08   | 02 Footing                | Pass              | 113 Tipple              | 103889-102-1-1.6    | R(N)-Single Fam Dwelling | 2026185  |
| 09/14/2026               | 16:29   | 04 Framing                | Pass              | 631 County Route 9      | 103889-93-01-1-31.3 | OP-Deck                  | 2026148  |
| 09/14/2026               | 16:29   | 02 Footing                | Pass              | 631 County Route 9      | 103889-93-01-1-31.3 | OP-Deck                  | 2026148  |
| 09/15/2026               | 11:41   | 07 Final                  | Pass              | 258 Tipple              | 103889-92-2-45.112  | R-Addition               | 2026058  |
| 09/15/2026               | 11:15   | 07 Final                  | Pass              | 2331 State Route 66     | 103889-75-4-3-15    | NR-Alteration/Renov      | 2026102  |
| 09/15/2026               | 11:47   | 01 Pre-permit Inspection  | Pass              | 57 Tipple               | 103889-101-1-5.3    | OP-Acces Str Reno/Addn   | 2026206  |
| 09/15/2026               | 11:47   | 02 Footing                | Pass              | 57 Tipple               | 103889-101-1-5.3    | OP-Acces Str Reno/Addn   | 2026206  |
| 09/15/2026               | 11:47   | 02 Foundation             | Pass              | 57 Tipple               | 103889-101-1-5.3    | OP-Acces Str Reno/Addn   | 2026206  |
| 09/17/2026               | 14:21   | 05 Insulation/Pre Drywall | Pass              | 1754 Harlemville        | 103889-85-1-38      | R-Alteration/Reno        | 2026066  |
| 09/17/2026               | 12:18   | 07 Final                  | Pass              | 409 Old Post            | 103889-73-2-73.2    | OP-Fuel, Solid Permit    | 2026188  |
| 09/17/2026               | 12:21   | 07 Final                  | Pass              | 409 Old Post            | 103889-73-2-73.2    | OP-Fence                 | 137 *    |
| 09/17/2026               | 12:05   | 04 Framing                | Pass              | 66 Talerico             | 103889-74-1-57.100  | OP-Deck                  | 2025169  |
| 09/17/2026               | 11:58   | 07 Final                  | Pass              | 1947 County Route 22    | 103889-75-1-9       | OP-Electrical            | 2026008  |
| 09/22/2026               | 08:23   | 02 Footing                | Pass              | 113 Tipple              | 103889-102-1-1.6    | R(N)-Single Fam Dwelling | 2026185  |
| 09/24/2026               | 15:53   | Site Visit                | Complete          | 37 Nelson               | 103889-75-4-3-55    | OP-Accessory Structure   | 2025055  |
| 09/24/2026               | 17:11   | 07 Final                  | Pass              | 141 Solter Heights      | 103889-92-2-56      | R-Alteration/Reno        | 2025065  |
| 09/27/2026               | 09:25   | 04 Framing                | Pass              | 68 Garage Place         | 103889-75-4-1-8     | OP-Accessory Structure   | 2026082  |
| 09/29/2026               | 11:57   | Check Status              | Complete          | 118 Cornacher Rd Stop 3 | 103889-83-3-1.4     | R-Addition               | 2026226  |
| 09/29/2026               | 14:20   | 07 Final                  | Pass              | 5 Railroad              | 103889-75-4-1-57    | OP-Fence                 | 2026100  |
| <b>Total Records: 30</b> |         |                           |                   |                         |                     |                          |          |

\* Record migrated from the pre-iWorQ system; the short number was assigned by iWorQ at migration.

## Town of Ghent, Building Planning and Zoning Permit Applications Received

09/01/2026 - 09/30/2026

| Permit #          | Permit Date | Permit Type                         | Parcel Address          | Parcel #             | Owner Name                                     | Total Payments             |
|-------------------|-------------|-------------------------------------|-------------------------|----------------------|------------------------------------------------|----------------------------|
| 2026198           | 09/01/2026  | 1 - CO Search                       | 333 County Route 9      | 103889-102.-1-14.2   | Suzanne Shepherd                               | \$100.00                   |
| 2026199           | 09/01/2026  | 1 - CO Search                       | 1878 County Route 21    | 103889-65.-1-2       | Kinderhook Farm LLC                            | \$100.00                   |
| 2026200           | 09/03/2026  | OP-Electrical                       | 1432 Arnolds Mills      | 103889-76.-1-27.3    | Elizabeth Daley                                | \$60.00                    |
| 2026201           | 09/03/2026  | R-Alteration/Reno                   | 132 Gregory             | 103889-91.-1-20      | Ariel Jones                                    | \$442.00                   |
| 2026202           | 09/03/2026  | OP-Solar PV System                  | 654 County Route 9      | 103889-93.-1-26.2    | Plastrelli Living Trust                        | \$100.00                   |
| 2026203           | 09/03/2026  | 1 - CO Search                       | 1976 State Route 203    | 103889-65.-1-21      | Jessica Allison                                | \$100.00                   |
| 2026204           | 09/03/2026  | 1 - CO Search                       | 122 Tripple             | 103889-102.-1-9      | John C. Couch                                  | \$100.00                   |
| 2026205           | 09/05/2026  | OP-Fuel, Tank, Inground             | 1905 State Rte. 66      | 103889-84.-3-18      | Bonnie Kurtz                                   | \$60.00                    |
| 2026206           | 09/09/2026  | OP-Acces Str Reno/Addn              | 57 Tripple              | 103889-101.-1-5.3    | William C. Siemp                               | \$78.00                    |
| 2026208           | 09/10/2026  | OP-Accessibility                    | 1903 State Route 203    | 103889-65.-1-45      | Fifth Garden Park LP                           | \$0.00                     |
| 2026209           | 09/15/2026  | 1 - CO Search                       | 1021 County Route 22    | 103889-82.-1-11      | Richard E. Almstead                            | \$100.00                   |
| 2026210           | 09/15/2026  | 1 - CO Search                       | 964 State Route 9H      | 103889-91.-1-69      | Hudson Valley Timberworks&Rest LLC             | \$100.00                   |
| 2026211           | 09/15/2026  | 1 - CO Search                       | 139 County Route 21C    | 103889-104.-1-15.200 | Kenneth Esrick                                 | \$100.00                   |
| 2026212           | 09/16/2026  | OP-Solar PV System                  | 133 May Hill            | 103889-104.-1-26     | Michael Lapointe                               | \$100.00                   |
| 2026213           | 09/17/2026  | R-Roof                              | 616 Old Post            | 103889-73.-2-13.112  | Harry A. Blake                                 | \$60.00                    |
| 2026214           | 09/17/2026  | R-Roof                              | 121 Gregory             | 103889-91.-1-22.200  | Edward Uhnak                                   | \$60.00                    |
| 2026215           | 09/17/2026  | R-Roof                              | 17 Nelson               | 103889-75.4-3-30     | Linda M. Collett                               | \$60.00                    |
| 2026216           | 09/20/2026  | OP-Acces Str Reno/Addn              | 16 Cherry               | 103889-75.4-3-37     | The Booth Family Irrevocable Trust             | \$60.00                    |
| 2026217           | 09/21/2026  | R-Roof                              | 272 Harder              | 103889-114.-1-4.11   | Keith Celentano                                | \$60.00                    |
| 2026218           | 09/21/2026  | R-Roof                              | 494 County Route 9      | 103889-102.-1-22     | Peter F. Garvie                                | \$60.00                    |
| 2026219           | 09/22/2026  | OP-Electrical                       | 2237 State Route 66     | 103889-75.4-1-61     | Black Point Associates LLC                     | \$60.00                    |
| 2026220           | 09/23/2026  | R-Addition                          | 55 Link                 | 103889-83.-1-9.122   | Thomas J. Macchiaroli                          | \$122.60                   |
| 2026221           | 09/23/2026  | R-Alteration/Reno                   | 386 Fowler Lake         | 103889-64.-1-29      | Olivia Bennett Browne & Joseph Gerard Napurano | \$60.00                    |
| 2026223           | 09/24/2026  | OP-Electrical                       | 282 Snyder              | 103889-75.-1-31      | SRADS LLC                                      | \$0.00                     |
| 2026224           | 09/24/2026  | 1 - CO Search                       | 50 May Hill             | 103889-104.-1-31     | Vincenzo AndrewsNovelli                        | \$100.00                   |
| 2026225           | 09/25/2026  | Site Plan Review/Special Use Permit | 1346 State Route 9H     | 103889-82.-1-28.12   | 1346 Route 9H LLC                              | \$0.00                     |
| 2026226           | 09/25/2026  | R-Addition                          | 118 Connacher Rd Stop 3 | 103889-83.-3-1.4     | Jonathan Merante                               | \$583.40                   |
| 2026227           | 09/27/2026  | OP-Electrical                       | 2403 State Route 66     | 103889-75.4-2-58     | Russell G. & Sharon M. Wilber Trust 2022       | \$60.00                    |
| 2026228           | 09/29/2026  | 1 - CO Search                       | 1798 County Route 21    | 103889-85.-1-33.120  | Sarah Sanderlin                                | \$0.00                     |
| 2026229           | 09/29/2026  | 1 - CO Search                       | Harlemville             | 103889-85.-1-54      | Sarah Sanderlin                                | \$0.00                     |
| Total Records: 30 |             |                                     |                         |                      |                                                | Total Payments: \$2,886.00 |

## Town of Ghent, Building Planning and Zoning Permits Issued

09/01/2026 - 09/30/2026

| Permit #          | Issue Date | Permit Type                  | Parcel Address              | Parcel #            | Owner Name                         | Total Payments             | Note                         |
|-------------------|------------|------------------------------|-----------------------------|---------------------|------------------------------------|----------------------------|------------------------------|
| 2026190           | 09/02/2026 | Z-FIREWORKS                  | Columbia County Fairgrounds | 103889-65-1-67      | Columbia County                    | \$0.00                     | Fee waived by the Supervisor |
| 2026173           | 09/03/2026 | OP-Solar PV System           | 1700 State Route 66         | 103889-92-2-26      | David E. Jr Stafford               | \$100.00                   |                              |
| 2026176           | 09/03/2026 | 1 - CO Search                | 85-87 Nelson                | 103889-75.4-3-68    | 85-87 Nelson Ave. Holdings LLC     | \$100.00                   |                              |
| 2026195           | 09/03/2026 | 1 - CO Search                | 1346 State Route 9H         | 103889-82-1-28.12   | 1346 Route 9H LLC                  | \$100.00                   |                              |
| 2026196           | 09/03/2026 | 1 - CO Search                | 349-45 Gathauer             | 103889-102-1-49     | Chelsea A. Mabey                   | \$100.00                   |                              |
| 2026197           | 09/03/2026 | 1 - CO Search                | 1728 County Route 21        | 103889-65-1-41      | Judith Siter                       | \$100.00                   |                              |
| 2026192           | 09/04/2026 | OP-Fuel Storage Tank Removal | 1174 County Route 22        | 103889-83-1-69      | Robert Penna                       | \$60.00                    |                              |
| 2026200           | 09/04/2026 | OP-Electrical                | 1432 Arnolds Mills          | 103889-76-1-27.3    | Elizabeth Daley                    | \$60.00                    |                              |
| 2026202           | 09/15/2026 | OP-Solar PV System           | 654 County Route 9          | 103889-93-1-26.2    | Piastrelli Living Trust            | \$100.00                   |                              |
| 2026203           | 09/15/2026 | 1 - CO Search                | 1976 State Route 203        | 103889-65-1-21      | Jessica Allison                    | \$100.00                   |                              |
| 2026204           | 09/15/2026 | 1 - CO Search                | 122 Tipple                  | 103889-102-1-9      | John C. Couch                      | \$100.00                   |                              |
| 2026205           | 09/15/2026 | OP-Fuel Tank, Inground       | 1905 State Rte. 66          | 103889-84-3-18      | Bonnie Kurtz                       | \$60.00                    |                              |
| 2026209           | 09/15/2026 | 1 - CO Search                | 1021 County Route 22        | 103889-82-1-11      | Richard E. Almstead                | \$100.00                   |                              |
| 2026211           | 09/15/2026 | 1 - CO Search                | 139 County Route 21C        | 103889-104-1-15.200 | Kenneth Estrick                    | \$100.00                   |                              |
| 2026198           | 09/15/2026 | 1 - CO Search                | 333 County Route 9          | 103889-102-1-14.2   | Suzanne Shepherd                   | \$100.00                   |                              |
| 2026199           | 09/15/2026 | 1 - CO Search                | 1878 County Route 21        | 103889-65-1-2       | Kinderhook Farm LLC                | \$100.00                   |                              |
| 2026206           | 09/17/2026 | OP-Acces Str Reno/Addn       | 57 Tipple                   | 103889-101-1-5.3    | William C. Stemp                   | \$78.00                    |                              |
| 2026208           | 09/17/2026 | OP-Accessibility             | 1903 State Route 203        | 103889-65-1-45      | Fifth Garden Park LP               | \$0.00                     | Fee waived by the Supervisor |
| 2026213           | 09/22/2026 | R-Roof                       | 616 Old Post                | 103889-73-2-13.112  | Harry A. Blake                     | \$60.00                    |                              |
| 2026214           | 09/22/2026 | R-Roof                       | 121 Gregory                 | 103889-91-1-22.200  | Edward Uhnak                       | \$60.00                    |                              |
| 2026215           | 09/22/2026 | R-Roof                       | 17 Nelson                   | 103889-75.4-3-30    | Linda M. Collett                   | \$60.00                    |                              |
| 2026216           | 09/29/2026 | OP-Acces Str Reno/Addn       | 16 Cherry                   | 103889-75.4-3-37    | The Booth Family Irrevocable Trust | \$60.00                    |                              |
| 2026217           | 09/30/2026 | R-Roof                       | 272 Harder                  | 103889-114-1-4.11   | Keith Celentano                    | \$60.00                    |                              |
| 2026218           | 09/30/2026 | R-Roof                       | 494 County Route 9          | 103889-102-1-22     | Peter F. Garvie                    | \$60.00                    |                              |
| 2026219           | 09/30/2026 | OP-Electrical                | 2237 State Route 66         | 103889-75.4-1-61    | Black Point Associates LLC         | \$60.00                    |                              |
| 2026220           | 09/30/2026 | R-Addition                   | 55 Link                     | 103889-83-1-9.122   | Thomas J. Maccharoli               | \$122.60                   |                              |
| 2026224           | 09/30/2026 | 1 - CO Search                | 50 May Hill                 | 103889-104-1-31     | Vincenzo AndrewsNove Novelli       | \$100.00                   |                              |
| 2026212           | 09/30/2026 | OP-Solar PV System           | 133 May Hill                | 103889-104-1-26     | Michael Lapointe                   | \$100.00                   |                              |
| Total Records: 28 |            |                              |                             |                     |                                    | Total Payments: \$2,200.60 |                              |

**Town of Ghent, Building Planning and Zoning  
Files Closed**

09/01/2026 - 09/30/2026

| Permit # | Parcel #             | Parcel Address       | Permit Type             | Last Status Change Date | Status                  | Note                                                                              |
|----------|----------------------|----------------------|-------------------------|-------------------------|-------------------------|-----------------------------------------------------------------------------------|
| 2026194  | 103889-74.-1-6.2     | 276 Leggett          | 1 - CO Search           | 09/01/2026              | Completed               |                                                                                   |
| 2026052  | 103889-84.-2-40      | 106 Konig            | OP-HVAC                 | 09/01/2026              | Completed               |                                                                                   |
| 2026144  | 103889-84.-1-44      | 2177 State Route 66  | R-Alteration/Reno       | 09/03/2026              | Completed               |                                                                                   |
| 2026195  | 103889-82.-1-28.12   | 1346 State Route 9H  | 1 - CO Search           | 09/03/2026              | Completed               |                                                                                   |
| 2026176  | 103889-75.4-3-68     | 85-87 Nelson         | 1 - CO Search           | 09/03/2026              | Completed               |                                                                                   |
| 2026197  | 103889-65.-1-41      | 1728 County Route 21 | 1 - CO Search           | 09/03/2026              | Completed               |                                                                                   |
| 2026196  | 103889-102.-1-49     | 349-45 Gahbauer      | 1 - CO Search           | 09/03/2026              | Completed               |                                                                                   |
| 4578 *   | 103889-65.-1-41      | 1728 County Route 21 | OP-Accessory Structure  | 09/11/2026              | Completed               |                                                                                   |
| 2022263  | 103889-65.-1-21      | 1976 State Route 203 | R-Roof                  | 09/15/2026              | Completed               |                                                                                   |
| 2026203  | 103889-65.-1-21      | 1976 State Route 203 | 1 - CO Search           | 09/15/2026              | Completed               |                                                                                   |
| 2026211  | 103889-104.-1-15.200 | 139 County Route 21C | 1 - CO Search           | 09/15/2026              | Completed               |                                                                                   |
| 2026209  | 103889-82.-1-11      | 1021 County Route 22 | 1 - CO Search           | 09/15/2026              | Completed               |                                                                                   |
| 2026199  | 103889-65.-1-2       | 1878 County Route 21 | 1 - CO Search           | 09/15/2026              | Completed               |                                                                                   |
| 2026198  | 103889-102.-1-14.2   | 333 County Route 9   | 1 - CO Search           | 09/15/2026              | Completed               |                                                                                   |
| 2026065  | 103889-85.-1-25      | 1863 Harlemville     | R-Addition              | 09/17/2026              | Completed               |                                                                                   |
| 2026204  | 103889-102.-1-9      | 122 Tipple           | 1 - CO Search           | 09/17/2026              | Completed               |                                                                                   |
| 2024052  | 103889-74.-1-12.6    | 156 Letter S         | OP-Accessory Structure  | 09/22/2026              | Closed                  | Re-issued as permit 2026046 (closed here only because it moved to the new number) |
| 2026188  | 103889-73.-2-73.2    | 409 Old Post         | OP-Fuel, Solid Permit   | 09/29/2026              | Completed               |                                                                                   |
| 2023169  | 103889-83.-1-9.122   | 55 Link              | R-Addition              | 09/29/2026              | Closed                  | Re-issued as permit 2026220 (closed here only because it moved to the new number) |
| 2026224  | 103889-104.-1-31     | 50 May Hill          | 1 - CO Search           | 09/30/2026              | Completed               |                                                                                   |
| 137 *    | 103889-73.-2-73.2    | 409 Old Post         | OP-Fence                | 09/30/2026              | Completed               |                                                                                   |
| 2025254  | 103889-101.-1-5.3    | 57 Tipple            | R(N)-Accessory Dwelling | 09/30/2026              | Withdrawn/Work Not Done |                                                                                   |

**Total Records: 22**

\* Record migrated from the pre-iWorQ system; the short number was assigned by iWorQ at migration.

Completions report run against the "Completed" saved search; current status from the permits export of 10/12/2026 10:11.

## Town of Ghent, Building Planning and Zoning Complaint/Violation Case Activity Report

09/01/2026 - 09/30/2026

| Activity Date     | Time  | Case # | Portal Complaint Category                      | Activity Type          | Main Status      |
|-------------------|-------|--------|------------------------------------------------|------------------------|------------------|
| 09/10/2026        | 10:40 | 67     | Property Maintenance-Other                     | In Person Meeting      | Open             |
| 09/10/2026        | 14:46 | 148    | Property Maintenance-Other                     | Site Visit             | Open             |
| 09/10/2026        | 14:47 | 67     | Property Maintenance-Other                     | Site Visit             | Open             |
| 09/10/2026        | 15:06 | 170    | Building-Unpermitted Work                      | Site Visit             | Open             |
| 09/10/2026        | 15:17 | 171    | Building-Unpermitted Work                      | Site Visit             | Open             |
| 09/10/2026        | 15:18 | 172    | Building-Unpermitted Work                      | Site Visit             | Open             |
| 09/14/2026        | 07:45 | 144    | Property Maintenance-Tall Grass                | Site Visit             | Open             |
| 09/17/2026        | 12:25 | 173    | Building-Unpermitted Work                      | Site Visit             | Open             |
| 09/17/2026        | 12:26 | 151    | Zoning-Other                                   | Site Visit             | Open             |
| 09/17/2026        | 14:09 | 144    | Property Maintenance-Tall Grass                | Site Visit             | Open             |
| 09/17/2026        | 14:37 | 174    | Building-Unpermitted Work                      | Site Visit             | Open             |
| 09/18/2026        | 00:00 | 175    | Building-Dangerous/Unstable Structures         | Call Received          | Closed, Resolved |
| 09/18/2026        | 11:38 | 175    | Building-Dangerous/Unstable Structures         | Call Made              | Closed, Resolved |
| 09/18/2026        | 11:39 | 175    | Building-Dangerous/Unstable Structures         | Call Made              | Closed, Resolved |
| 09/18/2026        | 14:45 | 175    | Building-Dangerous/Unstable Structures         | Text Message Recieved  | Closed, Resolved |
| 09/18/2026        | 14:45 | 175    | Building-Dangerous/Unstable Structures         | Text Message Sent      | Closed, Resolved |
| 09/24/2026        | 09:03 | 55     | Zoning-Unpermitted Business (Residential Zone) | Site Visit             | Open             |
| 09/24/2026        | 09:09 | 160    | Property Maintenance-Rubbish/Litter            | Site Visit             | Open             |
| 09/24/2026        | 09:10 | 47     | Zoning-Unpermitted Business (Residential Zone) | Site Visit             | Open             |
| 09/24/2026        | 14:45 | 172    | Building-Unpermitted Work                      | Stop Work Order Issued | Open             |
| 09/24/2026        | 15:13 | 172    | Building-Unpermitted Work                      | Notice of Violation    | Open             |
| 09/24/2026        | 15:53 | 55     | Zoning-Unpermitted Business (Residential Zone) | Site Visit             | Open             |
| 09/27/2026        | 08:19 | 55     | Zoning-Unpermitted Business (Residential Zone) | Site Visit             | Open             |
| 09/29/2026        | 14:04 | 55     | Zoning-Unpermitted Business (Residential Zone) | Site Visit             | Open             |
| 09/30/2026        | 17:12 | 178    | Property Maintenance-Rubbish/Debris/Litter     | Site Visit             | Closed, Resolved |
| Total Records: 25 |       |        |                                                |                        |                  |

Town of Ghent Historian

September, 2026 Report

- maintained our Facebook page for the 1,648 people who follow and many more who lurk there
- gave one-room schoolhouse talk at the Red Rock Historical Society on Saturday, September 19th at 3 pm
- talked with many people at Ghent Community Day regarding Ghent's past

Gregg Berninger

Town of Ghent Historian



Michelle Radley <mradley@townofghent.gov>

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## Fwd: Dog report

1 message

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**Carl Quinn** <cquinn@townofghent.gov>

Tue, Oct 13, 2026 at 2:18 PM

To: Michelle Radley <mradley@townofghent.gov>, Marie Meltz <mmeltz@townofghent.gov>, Dan Barufaldi <dbarufaldi@townofghent.gov>, Wally Engel <wengel@townofghent.gov>, Craig Simmons <csimmons@townofghent.gov>

Sent from my iPhone

Begin forwarded message:

**From:** Kyle Miller <kmiller7204@gmail.com>

**Date:** October 10, 2026 at 8:34:28 PM EDT

**To:** Carl Quinn <cquinn@townofghent.gov>

**Subject: Re: Dog report**

Hi Carl,

I have one entry for this past month:

9/15 - Loose black and brown akita mix found on county route 22. Brought to CGHS and reclaimed on 9/17.

I have no other updates.

Kyle Miller

Dog Control Officer

Town(s) of Austerlitz, Claverack, Copake, Ghent, Hillsdale, and Taghkanic

Cell: (845)407-1367

On Fri, Oct 9, 2026, 4:07 PM Carl Quinn <cquinn@townofghent.gov> wrote:

Hi Kyle,

Do you have a September dog report and any other updates so that I can share them with the board at our meeting next week?

Thanks and enjoy your weekend.

Carl

Carl Quinn

PO Box 485

Ghent, NY 12075

518-755-4320

Sent from my iPhone

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**Notice:** The Town of Ghent has transitioned to the [townofghent.gov](http://townofghent.gov) domain for its website and email. Please update your bookmarks and address book accordingly. Messages sent to our previous [townofghent.org](http://townofghent.org) email addresses will continue to be delivered during the transition.

## Chatham/Ghent Monthly Meeting

10/7/2026

Lovely fall day at the Ghent Reformed Church.

69 Attendees, Membership up to 109!

Guest speaker was our Town Historian, Greg Berninger. As always Greg was very informative and naturally entertaining.

Reminded seniors about the Columbia County Hazardous Waste Day, announced that the tentative Town of Ghent budget will be going to public hearing and that The Town of Ghent has been awarded a NYS Climate Smart Silver Certification.

Next month's guest speaker will be Arthur Klingler from NYSEG who will discuss programs to assist our seniors.

Preparations are underway for the Holiday Party on December 2<sup>nd</sup>, 2026 at the Kinderhook Elks Club.

Next meeting will be Wednesday, November 4<sup>th</sup>, 2026.

Respectfully Submitted,

Marie Meltz

**From:** Wally Engel <wengel@townofghent.gov>  
**Sent:** Wednesday, October 7, 2026 7:49 PM  
**To:** Craig Simmons; Marie Meltz; Carl Quinn; Dan Barufaldi; Michelle Radley  
**Subject:** Planning Board

October 7th Planning Board Meeting

All members were present. Chris and Matt were also in attendance.

The only application on the agenda was for 1346 Route 9H, LLC; for a site plan review.

This location is the former JD Handling/Heavy Hauler Trailers sales location. Two representatives attended on behalf of the applicant.

They intend to manufacture and store metal bolts and fasteners, employing about eight employees.

A 45-minute discussion followed. The board requested details on the manufacturing materials and process and whether the owner has other similar manufacturing sites for comparison.

Moved to go to a public hearing for the November 4th meeting.

Adjourned at 7:49

Community Day 2026 Committee

Ghent Town Hall  
2306 State Route 66  
PO Box 98  
Ghent NY 12075



RE: Ghent Community Day 2026

Dear Vendor,

On behalf of the entire community, we are writing to express our deepest gratitude for your participation in Community Day 2026.

Despite the weather, the day was a huge success. More than 40 organizations came out to display their goods and services, and hundreds of town residents attended. There was a real sense of community felt amongst everyone who participated, and it was wonderful to see everyone come together.

This event was especially a success due to our vendors that participated! Thank you for participating.

Now we need your help, please share with us some feedback. If you could change one thing what would that be? What should we add for 2027? Was there anything that did not work? We need your input! Please feel free to share your thoughts and ideas with us. Please email Dan Barufaldi at [dbarufaldi@townofghent.gov](mailto:dbarufaldi@townofghent.gov), Marie Meltz at [mmeltz@townofghent.gov](mailto:mmeltz@townofghent.gov) or Dawn Steward at [dsteward305@gmail.com](mailto:dsteward305@gmail.com).

What started as just an idea three years ago has grown into a town-wide, community success, and we simply could not have done it without you. Thank you for your commitment to our town and for helping make Community Day 2026 such a fantastic experience for everyone.

We look forward to seeing you at Community Day 2027.

Warm regards,  
Dan Barufaldi & Marie Meltz, Co-Chairs, Community Day 2026

Community Day 2026 Committee:  
Teshia Alger  
James Andrews  
Jaxon Andrews  
Gregg Berninger  
Shari Franks  
Dawn Steward



Michelle Radley <mradley@townofghent.gov>

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## Beautification Committee Minutes

1 message

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Carl Quinn <cquinn@townofghent.gov>

Tue, Oct 13, 2026 at 2:36 PM

To: Craig Simmons <csimmons@townofghent.gov>, Dan Barufaldi <dbarufaldi@townofghent.gov>, Marie Meltz <mmeltz@townofghent.gov>, Wally Engel <wengel@townofghent.gov>, mradley@townofghent.gov

Hello all

Beautification committee met at Ghent Town Park Water St. on 10/8 at 615pm.

Attendees: Jen Stoner, Brenda Gevertz, Amy Krane, Tracy Pennea, Carl Quinn

Unable to be there: Skylar Meltz, Cassandra Meltz, Mary Wood

Discussion about who uses the Water St. Park and how often.

Discussion of overall vision of park by Supervisor Simmons. Might be a good idea for committee to meet with supervisor to hear more direct thoughts.

Are restrooms available to the public at the park and when?

Discussion of sprucing up of park. Fence line clearing, plantings, updated painting.

Discussion of town hall sprucing up. Maybe flowers along the building. Hedges flanking front door. Flowers around front sign.

Discussion on West Ghent CC. Plantings look nice. Sprucing up inside and outside of building. Cardboard in windows gives a negative appearance. Broken bridge. Could cub scouts / boy scouts 4H be brought in to volunteer as community service projects?

Supervisor/Board ask - is it possible in 2027 budget to side aside \$1,000/\$1,500 for beautification committee projects that are presented to and approved by Town Board in 2027?

Meeting adjourned at 7pm. Next meeting November 12th at Town Hall. Carl to poll members about time of the meeting to see what works best for everyone's schedule.

Sent from my iPhone

# ZRC Report to Ghent Town Board on LL1-2026, 10/12/2026

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## 1. Introduction and Background

The Zoning Review Committee (ZRC) respectfully submits this recommendation regarding Proposed Local Law No. 1 of 2026. As the Town Board is aware, this proposed local law was initiated to correct a significant logical conflict within Appendix B of the Town Code. The existing code creates a regulatory contradiction regarding open land area that could not be resolved by fixing what initially appeared to be a simple typographical error. Resolving this conflict required the establishment of clearer, more functional definitions for both "Lot Coverage" ("LC") and "Open Land Area" ("OLA"), as well as correcting the typographical error in Table B for OLA from "Maximum" to "Minimum".

During the Planning Board review, both the Ghent Town Planning Board and the Columbia County Planning Board recommended the Town Board move ahead with the proposed law. Each Board, however, raised concerns regarding the potential impact of the new definition of LC for commercial and business zoning districts. Specifically, the expanded definition encompasses not just building footprints, but all impervious and semi-impervious surfaces (e.g., parking areas, driveways, decks, patios). The Planning Boards recommended analyzing the impact of the new definition as it pertains to creating non-conforming properties or potential impacts to business development. Both boards supported adopting the local law to resolve the code conflict, but recommended revisiting the impact of the change in LC definition, even if done in a follow-up phase

## 2. Analysis Methodology and Findings

To rigorously evaluate these concerns, the ZRC, in collaboration with the Building Inspector, undertook a comprehensive analysis of lot coverage across the Town. While our initial project plan anticipated a pilot study of five to ten commercial parcels followed by manual extrapolation through site visits, surveys and other physical data, the Building Inspector created an AI-assisted analytical tool that consolidated multiple data sources. The multi-source data corroboration was spot checked for accuracy based on verifiable data points available within the Building Inspectors records, and there is a high level of confidence in its accuracy, and the small amplitude of variation for those data points that diverge. In short, it's as accurate as practical, short of surveying the entire Town.

This innovation allowed us to expand the scope far beyond the original analysis plan. Rather than a limited sample, we successfully analyzed every single lot within the Town's business and commercial districts (C-1, C-2, C-3, HB, and VB)—a total of 175 parcels. We measured the existing LC under the proposed, expanded definition and compared it against the maximum allowable limits.

### Key Findings:

- **Negligible Non-Conformity Impact:** Out of the 175 commercial and business parcels analyzed, the data revealed that only two (2) existing business/commercial parcels would become non-conforming under the proposed limits. One parcel in C-1 zone, one in HB zone.
- **Ample Room for Expansion:** The analysis further demonstrated that the vast majority of commercial properties are operating well below the proposed thresholds. The number of lots currently sitting at or above 80% of their maximum allowable lot coverage is exceptionally low (only four parcels).

- **Average Impact:** The mean lot coverage across all analyzed business/commercial parcels under the proposed metric is only 18.32%, leaving substantial open land area and room for future development.
- **Anecdotal Non-conformity Disproved:** Leading up to the analysis, we heard anecdotal concerns articulating specific lots that were likely to be non-conforming outliers under the proposed code. We spot checked many lots that were brought up as probable outliers, and the data disproved these anecdotes.

### 3. Split-Zoned Lots

The ZRC also carefully examined the proposed provision regarding lots located in more than one zoning district. The proposed law mandates that lot coverage be calculated separately for the portion of the lot located within each respective zoning district, and prevents the acreage of one zoning district from being used to satisfy the coverage requirements of another. The Committee determined that this is the most appropriate approach to resolving issues associated with split lots. This standard effectively balances the goals of our planning/zoning processes and complies with the Comprehensive Plan: it preserves the higher density of our commercial spaces while simultaneously protecting residential neighbors from the unintended encroachment of commercial intensity.

### 4. Additional Proposed Minor Revision

Through our continued review process, the ZRC identified one additional typographical error that requires correction:

- **Attachment 4 (PRD):** In Chapter 190 Attachment 4 (Planned Residential District Lot, Yard and Off-Street Parking Requirements), the table header currently reads "Minimum Lot Coverage Percent". This appears to be a typographical error to be corrected to read "Maximum Lot Coverage Percent" to function logically. After legal review, the ZRC determined any correction to this code would require public hearing and other reviews, as it is dissimilar enough from the proposed LL1-2026. As such, the ZRC recommends the Town Board consider asking the ZRC to consider the issue, and make their recommendations, as a separate process.

### 5. Conclusion and Recommendation

The ZRC has conducted a thorough and careful analysis utilizing multi-sourced, comprehensive data. We are confident the findings of this analysis supports the proposed changes, while laying to rest the concerns regarding non-conformity and restricted development. The data strongly indicates that the adoption of the expanded "Lot Coverage" definition is a very low-impact change that corrects a critical flaw in our zoning code without disrupting the local commercial landscape.

**Recommendation:** The Zoning Review Committee unanimously recommends that the Town Board adopt Proposed Local Law No. 1 of 2026, as presented.

Respectfully submitted,

Dan Barufaldi, Chair, Zoning Review Committee (ZRC)

Conrad Coon, Member, ZRC

Geoff French, Member, ZRC

Lyle Trued, Member, ZRC

**(Use this form to file a local law with the Secretary of State.)**

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

**Town of** Ghent

**Local Law No.** 1 **of the year 2026**

**Local Law** A Local Law amending the Code of the Town of Ghent, Chapter 190 (Zoning), Section 190-2(B) to add definitions for Lot Coverage and Open Land Area, and Appendix B, as it pertains to same.

**Be it enacted by the** Town Board **of the**

**Town of** Ghent **as follows:**

**Section 1. ENACTMENT**

The Code of the Town of Ghent, Chapter 190 (Zoning), is amended as follows:

1. §190-2(B) is amended by adding the following definitions to the Section in alphabetical order:

**LOT COVERAGE**

The percentage of the total lot area that is covered by buildings or other developed surfaces, as defined below. The method of calculation shall differ by zoning district.

(A) Residential Zoning Districts. In residential zoning districts, Lot Coverage shall mean the percentage of the total lot area that is covered by principal and accessory buildings or structures. Lot Coverage in residential zoning districts shall be calculated by dividing the total ground area covered by buildings or structures by the total lot area. For purposes of this subsection, Lot Coverage shall not include driveways, parking areas, walkways, patios, or other uncovered surfaces unless otherwise specifically provided in this chapter.

(B) Business and Commercial Zoning Districts. In business and commercial zoning districts, Lot Coverage shall mean the percentage of the total lot area that is occupied by or covered with buildings, structures, pavement, or other developed surfaces. Lot Coverage shall include, but not be limited to, all principal and accessory buildings; roof overhangs extending more than twenty-four (24) inches; decks; porches; patios; swimming pools; paved, graveled, compacted

stone, or other hardened walkways; driveways; vehicular access areas; loading areas; parking areas; storage areas; and any other constructed, compacted, or improved surface designed for occupancy, storage, access, or circulation. Lot Coverage in business and commercial zoning districts shall include all impervious and semi-impervious surfaces and shall be calculated by dividing the total area of such covered or developed surfaces by the total lot area.

(C) Lots Located in More Than One Zoning District. Where a lot is located in more than one zoning district, Lot Coverage shall be calculated separately for the portion of the lot located within each zoning district. The acreage of one zoning district shall not be used to satisfy Lot Coverage requirements applicable to another zoning district.

#### OPEN LAND AREA

The portion of a lot that is not included within Lot Coverage, as defined for the applicable zoning district in this section. Open Land Area shall consist of pervious, unbuilt ground surface and shall include preserved open space, natural vegetation, wild or meadow areas, lawns, landscaped areas, wooded areas, and similar natural or restored land conditions. Open Land Area may include septic systems and stormwater management facilities designed as pervious or vegetated systems, including but not limited to bio-retention areas, rain gardens, infiltration basins, vegetated swales, constructed wetlands, fire ponds, and other water bodies, provided such facilities are not lined with impervious materials and are designed to promote infiltration, vegetation, or ecological function. Underground utilities, including but not limited to water lines, sewer lines, septic system components, electric, gas, and telecommunications infrastructure, may pass through or be located beneath Open Land Area, provided that such infrastructure does not render the surface impervious and the surface above remains pervious and maintained in a natural or landscaped condition. Open Land Area shall not include buildings, structures, roofed areas, paved, graveled, compacted stone, or other hardened surfaces, vehicular accessways, parking areas, loading areas, sidewalks, patios, storage areas, or other developed surfaces. Open Land Area shall be calculated by subtracting Lot Coverage from the total lot area.

2. Appendix B is amended by replacing “Lot coverage – maximum total lot area covered by main and accessory building – percent” with “Lot Coverage – maximum total covered lot area, by percent. See definition.”
3. Appendix B is further amended by replacing “Maximum open land area as portion of lot area of preserved vegetation or landscaping (percent)” with “Minimum Open Land Area as portion of lot area, by percent.”

**Section 2. EFFECTIVE DATE.**

This local law shall take effect upon filing with the Secretary of State of the State of New York in accordance with the provisions of the Municipal Home Rule Law.

**Section 3. APPLICABILITY.**

This local law shall apply to all applications for permits, approvals, or other land use determinations submitted on or after the effective date of this local law.

Any application for a permit, approval, variance, site plan approval, special use permit, subdivision approval, or other land use determination that has been duly filed with the Town of Ghent Planning Board or Zoning Board of Appeals prior to the effective date of this local law shall be reviewed and decided in accordance with the provisions of the Zoning Law in effect at the time such application was filed.

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(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 1 of 2026 of the Town of Ghent was duly passed by the Town Board on October 15, 2026 in accordance with the applicable provisions of law.  
(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer.\*)

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County) (City) (Town) (Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_, 20\_\_\_\_, and was (approved)(not approved) (repassed after \_\_\_\_\_ (Name of Legislative Body) \_\_\_\_\_ disapproval) by the \_\_\_\_\_ and was deemed duly adopted on \_\_\_\_\_, 20\_\_\_\_, (Elective Chief Executive Officer\*) in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County) (City) (Town) (Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_, 20\_\_\_\_, and was (approved)(not approved) (repassed after \_\_\_\_\_ (Name of Legislative Body) \_\_\_\_\_ disapproval) by the \_\_\_\_\_ on \_\_\_\_\_, 20\_\_\_\_. Such local law was (Elective Chief Executive Officer\*) submitted to the people by reason of a (mandatory) (permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on \_\_\_\_\_, 20\_\_\_\_, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_, 20\_\_\_\_, and (approved)(not approved) (repassed after \_\_\_\_\_ (Name of Legislative Body) \_\_\_\_\_ disapproval) by the \_\_\_\_\_ on \_\_\_\_\_, 20\_\_\_\_. (Elective Chief Executive Officer\*)

Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of \_\_\_\_\_, \_\_\_\_\_, in accordance with the applicable provisions of law.

\*Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairman of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the City of \_\_\_\_\_ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on \_\_\_\_\_, \_\_\_\_\_, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the County of \_\_\_\_\_ State of New York, having been submitted to the electors at the General Election of November \_\_\_\_\_, 20\_\_\_\_, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1, above.

\_\_\_\_\_  
Clerk of the County legislative body, City, Town or Village Clerk  
or officer designated by local legislative body

(Seal)

Date: October 15, 2026 \_\_\_\_\_

(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized attorney of locality.)

STATE OF NEW YORK  
COUNTY OF COLUMBIA

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.

Signature Matthew D. Cabral

Town Attorney  
Title

County  
City  
Town of Ghent  
Village

Date: October 15, 2026 \_\_\_\_\_

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     |                         |                                                                                                                                                                                                                                                                                                                                                                                   |    |     |                          |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-----|--------------------------|-------------------------------------|
| <b>Part 1 – Project and Sponsor Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     |                         |                                                                                                                                                                                                                                                                                                                                                                                   |    |     |                          |                                     |
| Name of Action or Project:<br>Adoption of Local Law No. 1 of 2026                                                                                                                                                                                                                                                                                                                                                                                                                  |                                     |                         |                                                                                                                                                                                                                                                                                                                                                                                   |    |     |                          |                                     |
| Project Location (describe, and attach a location map):<br>Town of Ghent                                                                                                                                                                                                                                                                                                                                                                                                           |                                     |                         |                                                                                                                                                                                                                                                                                                                                                                                   |    |     |                          |                                     |
| Brief Description of Proposed Action:<br>A Local Law amending the Code of the Town of Ghent, Chapter 190 (Zoning), Section 190-2(B) to add definitions for Lot Coverage and Open Land Area, and Appendix B, as it pertains to same.                                                                                                                                                                                                                                                |                                     |                         |                                                                                                                                                                                                                                                                                                                                                                                   |    |     |                          |                                     |
| Name of Applicant or Sponsor:<br>Town Board of the Town of Ghent                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     | Telephone: 518-392-4644 |                                                                                                                                                                                                                                                                                                                                                                                   |    |     |                          |                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     | E-Mail:                 |                                                                                                                                                                                                                                                                                                                                                                                   |    |     |                          |                                     |
| Address:<br>2306 State Route 66, P.O. Box 98                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                     |                         |                                                                                                                                                                                                                                                                                                                                                                                   |    |     |                          |                                     |
| City/PO:<br>Ghent                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                     | State:<br>NY            | Zip Code:<br>12075                                                                                                                                                                                                                                                                                                                                                                |    |     |                          |                                     |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.                                                                                                                               |                                     |                         | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; padding: 2px;">NO</td> <td style="text-align: center; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> </tr> </table> | NO | YES | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| NO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | YES                                 |                         |                                                                                                                                                                                                                                                                                                                                                                                   |    |     |                          |                                     |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input checked="" type="checkbox"/> |                         |                                                                                                                                                                                                                                                                                                                                                                                   |    |     |                          |                                     |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval:                                                                                                                                                                                                                                                                                                                         |                                     |                         | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; padding: 2px;">NO</td> <td style="text-align: center; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>            | NO | YES | <input type="checkbox"/> | <input type="checkbox"/>            |
| NO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | YES                                 |                         |                                                                                                                                                                                                                                                                                                                                                                                   |    |     |                          |                                     |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/>            |                         |                                                                                                                                                                                                                                                                                                                                                                                   |    |     |                          |                                     |
| 3.   a. Total acreage of the site of the proposed action? _____ acres<br>b. Total acreage to be physically disturbed? _____ acres<br>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres                                                                                                                                                                                                            |                                     |                         |                                                                                                                                                                                                                                                                                                                                                                                   |    |     |                          |                                     |
| 4. Check all land uses that occur on, are adjoining or near the proposed action:<br><input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)<br><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):<br><input type="checkbox"/> Parkland |                                     |                         |                                                                                                                                                                                                                                                                                                                                                                                   |    |     |                          |                                     |

|                                                                                                                                                                                                                                                                                                                                                                                      |                          |                          |                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|
| 5. Is the proposed action,                                                                                                                                                                                                                                                                                                                                                           | NO                       | YES                      | N/A                      |
| a. A permitted use under the zoning regulations?                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan?                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?                                                                                                                                                                                                                                                                      | NO                       | YES                      |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> |                          |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?                                                                                                                                                                                                                                                                     | NO                       | YES                      |                          |
| If Yes, identify: _____                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/> | <input type="checkbox"/> |                          |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?                                                                                                                                                                                                                                                                                     | NO                       | YES                      |                          |
| b. Are public transportation services available at or near the site of the proposed action?                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> | <input type="checkbox"/> |                          |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?                                                                                                                                                                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> |                          |
| 9. Does the proposed action meet or exceed the state energy code requirements?                                                                                                                                                                                                                                                                                                       | NO                       | YES                      |                          |
| If the proposed action will exceed requirements, describe design features and technologies:<br>_____<br>_____                                                                                                                                                                                                                                                                        | <input type="checkbox"/> | <input type="checkbox"/> |                          |
| 10. Will the proposed action connect to an existing public/private water supply?                                                                                                                                                                                                                                                                                                     | NO                       | YES                      |                          |
| If No, describe method for providing potable water: _____<br>_____                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/> | <input type="checkbox"/> |                          |
| 11. Will the proposed action connect to existing wastewater utilities?                                                                                                                                                                                                                                                                                                               | NO                       | YES                      |                          |
| If No, describe method for providing wastewater treatment: _____<br>_____                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> |                          |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | NO                       | YES                      |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> |                          |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?                                                                                                                                                                  | <input type="checkbox"/> | <input type="checkbox"/> |                          |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?                                                                                                                                                                                             | NO                       | YES                      |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> |                          |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> | <input type="checkbox"/> |                          |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____<br>_____<br>_____                                                                                                                                                                                                                                                                 |                          |                          |                          |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-------------------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban                                                                                                                                                                             |                                    |                                     |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?                                                                                                                                                                                                                                                                                                                                                                                                             | NO<br><br><input type="checkbox"/> | YES<br><br><input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | NO<br><br><input type="checkbox"/> | YES<br><br><input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes, <div style="margin-left: 40px;">           a. Will storm water discharges flow to adjacent properties?<br/><br/>           b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br/>           If Yes, briefly describe:           <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> </div> | NO<br><br><input type="checkbox"/> | YES<br><br><input type="checkbox"/> |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?<br>If Yes, explain the purpose and size of the impoundment: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>                                                                                                                                                                | NO<br><br><input type="checkbox"/> | YES<br><br><input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>                                                                                                                                                                                                                                            | NO<br><br><input type="checkbox"/> | YES<br><br><input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>                                                                                                                                                                                                                                          | NO<br><br><input type="checkbox"/> | YES<br><br><input type="checkbox"/> |
| <p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: <u>Town Board of the Town of Ghent</u>      Date: <u>October 15, 2026</u></p> <p>Signature: _____ Title: <u>Supervisor</u></p>                                                                                                                                                                                                                                                                                                             |                                    |                                     |

## **ADDENDUM**

### **Narrative Description**

A Local Law amending the Code of the Town of Ghent, Chapter 190 (Zoning), Section 190-2(B) to add definitions for Lot Coverage and Open Land Area, and Appendix B, as it pertains to same, for the purpose of correcting errors and better aligning said sections of the Code with the vision and goals of the Town's Comprehensive Master Plan. The proposed Code changes will not affect environmental resources within the municipality.

## *Short Environmental Assessment Form*

### *Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

|                                                                                                                                                                            | No, or<br>small<br>impact<br>may<br>occur | Moderate<br>to large<br>impact<br>may<br>occur |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|------------------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?                                                                | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 2. Will the proposed action result in a change in the use or intensity of use of land?                                                                                     | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 3. Will the proposed action impair the character or quality of the existing community?                                                                                     | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?                      | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?            | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 7. Will the proposed action impact existing:                                                                                                                               |                                           |                                                |
| a. public / private water supplies?                                                                                                                                        | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| b. public / private wastewater treatment utilities?                                                                                                                        | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?                                   | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?                     | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?                                                            | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 11. Will the proposed action create a hazard to environmental resources or human health?                                                                                   | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |

## *Short Environmental Assessment Form*

### *Part 3 Determination of Significance*

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town Board of the Town of Ghent

October 15, 2026

Name of Lead Agency

Date

Craig Simmons

Supervisor

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

**TOWN OF GHENT  
COLUMBIA COUNTY, NEW YORK**

**YEAR: 2026  
RESOLUTION NO. 49**

At a regular meeting of the Town Board of the Town of Ghent, Columbia County, New York, duly held on the 15th day of October, 2026 at the Town Hall, Ghent, New York, the following Resolution came before the Board:

WHEREAS, the Town Board has before it proposed Local Law No. 1 for the year 2026, which would amend the Code of the Town of Ghent, Chapter 190 (Zoning), Section 190-2(B) to add definitions for Lot Coverage and Open Land Area, and Appendix B, as it pertains to same;

WHEREAS, the proposed changes are those recommended by the Ghent Zoning Review Committee (ZRC) Ad Hoc Committee appointed by the Town Board of the Town of Ghent and tasked with reviewing, analyzing, and recommending improvements to the Town Zoning Code Appendix B with respect to Lot Coverage and Open Land Area;

WHEREAS, the Town Board, after considering the proposal submitted by said Committee, referred the recommended changes to the Town of Ghent Planning Board for its report pursuant to §190-69(E) of the Town Code;

WHEREAS, the Town Board, after receiving a favorable report from the Planning Board directed the attorney for the Town to prepare a local law filing for the enactment of the recommended changes;

WHEREAS, proposed Local Law No. 1 of 2026 was referred to the Columbia County Planning Board (CCPB) pursuant to New York State General Municipal Law §239-l and §239-m; the referral was initially received by the CCPB on April 2, 2026, and placed on the agenda of the CCPB meeting of April 21, 2026, however, that meeting was cancelled due to lack of a quorum and no action was taken; the Town Board thereafter voluntarily resubmitted the referral, which was received by the CCPB on May 27, 2026, and placed on the agenda of the CCPB meeting of June 16, 2026; at that meeting the CCPB issued its recommendation (Referral #26-015R), finding that the proposed action has no significant county-wide or intercommunity impacts and that the Town Board may take final action by simple majority vote; the CCPB offered informal comments suggesting review of potential non-conformity and development impacts on commercial and business district parcels and related considerations;

WHEREAS, a public hearing was held before the Ghent Town Board on May 21, 2026, after due and proper notice by publication and posting, for the purpose of considering adoption of Local Law No. 1 of 2026;

WHEREAS, following the public hearing on May 21, 2026, the Town Board did not act to adopt Local Law No. 1 of 2026, having determined that certain concerns raised regarding the potential impact of the expanded Lot Coverage definition on commercial and business zoning districts warranted further analysis before final action;

WHEREAS, in response to the CCPB's informal comments, the ZRC, in collaboration with the Building Inspector, conducted a comprehensive analysis of all 175 parcels within the Town's business and commercial zoning districts (C-1, C-2, C-3, HB, and VB) to assess the impact of the expanded Lot Coverage definition; the analysis found that only two (2) existing parcels would become non-conforming under the proposed definition, that the mean lot coverage across all analyzed commercial parcels is 18.32%, and that the vast majority of commercial properties have substantial capacity for future development within the proposed limits; and the ZRC issued its report dated October 12, 2026, unanimously recommending that the Town Board adopt Local Law No. 1 of 2026;

WHEREAS, the Town Board conducted a review of the proposed Local Law under the State Environmental Quality Review Act (ECL Article 8) and its implementing regulations (6 NYCRR Part 617), classified the proposed action as an Unlisted action, and determined that the proposed Local Law would have no significant adverse impact on the environment and issued a Negative Declaration.

NOW, THEREFORE, upon motion duly made and seconded it is RESOLVED, by the Town Board of the Town of Ghent that Local Law No. 1 of the year 2026 is hereby adopted and shall take effect upon filing with the Secretary of State of the State of New York in accordance with the Municipal Home Rule Law.

Upon question of the foregoing Resolution, the following Town Board Members voted "Aye" in favor of the Resolution.

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The following Town Board Members voted "No" in opposition thereto:

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The Resolution having been unanimously approved by the Town Board, the same was declared duly adopted by the Supervisor of the Town of Ghent.

Dated: October 15, 2026

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Michelle Radley, Town Clerk,  
Town of Ghent

Town of Ghent  
Resolution # 50 for 2026

AUTHORIZATION FOR THE TOWN OF GHENT TOWN BOARD TO ACCEPT A GRANT

UPON, at a meeting held on the 15th day of October 2026; WHEREAS, the Town of Ghent is in receipt of sponsorship monies for Community Day held September 26, 2026 by multiple donors. WHEREAS, the Town of Ghent is requesting permission to accept these monies and amend the celebration line in the budget;

NOW, THEREFORE BE RESOLVED, that authorization is hereby granted for the Town of Ghent to accept these monies totaling \$8925.00

Upon question of the foregoing Resolution, the following Town Board Members voted "Aye" in favor of the Resolution.

Craig Simmons

Wally Engel \_\_\_\_\_

Carl Quinn \_\_\_\_\_

Marie Meltz \_\_\_\_\_

Dan Barufaldi \_\_\_\_\_

The following Town Board Members voted "No" in opposition thereto: None

The Resolution having been approved by a majority of the Town Board, the same was declared duly adopted by the Supervisor of the Town of Ghent.

Dated: October 15, 2026

Michelle Radley, Town Clerk,  
Town of Ghent