

Chair Walters called the meeting to order at 7:01 pm

In attendance were members Pete Nelson Jr., Co-Chair Aaron Groom, Geoffrey French, Larry Machiz, Frank Mendelson and Martin Silver.

PARCEL 91.00-01-68.00

APPLICATION FOR MINOR SUBDIVISION

CESTERNINO CONSTRUCTION CO., INC.

950 STATE ROUTE 9-H, GHENT

Joe and Andrea Cesternino were in attendance. At Chair Walter's request, Zoning Enforcement Officer (ZEO) Gil Raab joined the meeting. Chair Walters questioned board members that as there is an existing business on the site, do the Cesterninos require a full Site Plan Review for their recently added second business (consignment shop). The Cesterninos said that the existing structure was used originally for a construction business, such as paving. Approximately four (4) years ago, they developed the facility into a business 'ReAction Targets, Metal Fabrication and Welding,' for which application for new signage was approved by ZEO Raab on 30 November 2005. They also intend to build firewalls between the consignment shop and firing range.

ZEO Raab pointed out that should the Planning Board decide to approve the minor subdivision of the tax parcel, the Cesterninos' businesses will be located on a 4-acre lot. The lot size will far exceed the minimum area requirement of 40,000 square feet per use. When asked, Mr. Cesternino said no new structures are planned for the property. Mrs. Cesternino said that the building will meet New York State handicap-access and parking requirements. She also said they are not planning any changes to the existing two (2) exterior light fixtures. The topic of signage was discussed. ZEO Raab was asked if he considered this new/second business as an accessory use, not requiring a new, full Site Plan Review. It was noted that whether or not the Planning Board requests a new Site Plan Review, the Town's Building Inspector will require a set of new engineering drawings and meet New York State codes. ZEO Raab said he is comfortable with considering the consignment shop as an accessory use to the existing business. He said that he does not consider the second business as 'high intensity' and if the applicants meet zoning signage and building code requirements, a Site Plan Review should not be necessary. Chair Walters

requested that a copy of the proposed signage be made available to the Planning Board at its next meeting.

Mr. French made a motion, seconded by Mr. Nelson to have the Planning Board Chair write to the Town's ZEO stating that the Planning Board does not consider it necessary for the Applicant to complete a new, full Site Plan Review for the second business. The motion was unanimously approved. The Cesterninos were asked to return before the Board for consideration of the Application for Minor Subdivision, once all requirements relating to the second business are met. They were also requested to provide a drawing of the proposed signage for the two (2) businesses. ZEO requested \$25 for a signage permit.

PARCEL 74.00-01-18.111

APPLICATION FOR MINOR SUBDIVISION

WITHERELL, ALICE

FOWLER LAKE ROAD, GHENT

Ms Witherell was represented by Richard Sardo, Land Surveying Services of Ghent, NY. He stated that Ms Witherell no longer wants to subdivide the property and would like to apply for a Lot Line Adjustment. Parcel 74.00-01-18.111 is 5.87-acres and on its south side, abuts Witherell Parcel 74.00-01-18.112, which presently is 14.4-acres. Both parcels surpass roadway frontage requirements on Fowler Lake Road. The applicant would like to add approximately 1.279-acres of Parcel 74.00-01-18.111 to Parcel 74.00-01-18.112. Parcel 74.00-01-18.111 would become 4.591-acres in size and Parcel 74.00-01-18.112 would be increased to approximately 15.7-acres in size.

The Board agreed to 're-notice' an Application for Lot Line Adjustment.

[THE PUBLIC HEARING FOR MINOR SUBDIVISION WAS NOT CLOSED]

PARCEL 101.00-01-11.00

APPLICATION FOR SITE PLAN REVIEW

NIELSEN, MARK & LISA dba NIELSEN CONCRETE

GRANDINETTI DRIVE, GHENT

Neither the applicants nor their representative were present. It was agreed to continue the Public Hearing to next month's meeting.

PARCEL 92.00-01-35.00

APPLICATION FOR MINOR SUBDIVISION

ACKERMAN, DEBRA

527 TALERICO ROAD, GHENT

The applicant was not in attendance. It was agreed to continue the Public Hearing to next month's meeting.

PARCEL 65.00-01-68.111

APPLICATION FOR MINOR SUBDIVISION &

APPLICATION FOR SITE PLAN REVIEW

HOUSING RESOURCES OF COLUMBIA COUNTY, INC.

HIGH POINTE II DEVELOPMENT

DARDESS DRIVE, GHENT

Mr. Nick Costa, L. Sipperly & Associates of Latham, NY and Kevin O'Neill, Housing Resources of Columbia County, Inc. of Hudson, NY.

Chair Walters reviewed the conditions of approval, as developed by the Town's Engineering Consultant Ray Jurkowski, Morris Associates.

- o receive final sign-off from Town Engineer regarding comments
- o approval by the Village of Chatham Planning Board for Special Use Permit
- o execution of the inter-municipal agreement between the Town of Chatham and the Village of Chatham regarding the annexation into the Village of Chatham
- o approval by the Columbia County Department of Health for water and sewer
- o approval by the New York State Department of Environmental Conservation for wetlands permit for buffer disturbance
- o review and comment from the Chatham Fire Department
- o approval by the Town of Ghent Town Attorney of the Easement description and agreement
- o payment of all fees and escrow

Chair Walters requested that the applicants return before the Ghent Planning Board, once they have met with Village of Chatham representatives.

The applicants agreed to make a couple of changes to the preliminary landscape plans: replacing *Acer platanoides* (Norway Maple) and *Berberis thunbergii* (Japanese Barberry) which are both considered invasive plants.

A motion, to approve the Final Site Plan Resolution dated 04 February 2009, was made by Mr. Machiz and seconded by Mr. Mendelson. Board members conducted a Finding of Fact.

Mr. Machiz was in favor and noted the development will be a nice addition to the Village.

Mr. Mendelson was in favor, conditional upon meeting of conditions and noted it will be a positive addition.

Mr. Nelson was in favor and noted the applications meet Town of Ghent planning and zoning code requirements.

Mr. Silver was in favor and observed that High Pointe II will be good for the community.

Mr. French approved the resolution and said the development will be an asset to the community.

Co-Chair Groom approved and noted that while it meets generic site plan requirements. He stated his reservations about Ghent ceding another development to the Village of Chatham. As it is a non-profit entity, he said it wasn't such a concern.

Chair Walters approved the resolution and wished the developers 'good luck.'

Chair Walters noted that the Preliminary and Final Minor Subdivision Resolution dated 04 February 2009 includes the following conditions.

- o approval by the Town of Ghent Town Attorney of the Easement and Maintenance Agreement
- o payment of all outstanding fees and escrow

A motion, to approve the Preliminary and Final Subdivision Approval Resolution dated 04 February 2009, was made by Mr. Machiz and seconded by Mr. French. Board members conducted a Finding of Fact.

Mr. Machiz was in favor of the resolution for subdivision with stated conditions.

Mr. Mendelson was in favor of the resolution for subdivision, with stated conditions noting it meets the intent of the Town's Master Plan to provide affordable housing across the full spectrum.

Mr. Nelson was in favor and noted the subdivision meets Master Plan requirements.

Mr. Silver was in favor and stated it is a good project.

Mr. French approved.

Co-Chair Groom approved the resolution and noted the subdivision meets Master Plan requirements.

Chair Walters was in favor.

PARCEL 92.00-01-24.00

NEW BUSINESS

GHENT WOOD PRODUCTS

1262 STATE ROUTE 66, GHENT

Mr. Nick Tipple and owner Mr. Meltz appeared before the Board. They informed the Board that they constructed a 100 x 200 building, in accordance with an Amended Site Plan Review approved in September 2008. They are now requesting approval to amend their request to build a 30 x 60 foot building to house the kiln, to build a 50 x 100 foot building to house the kiln. This will allow them to use excess building materials.

The applicant was requested to return before the Board at next month's meeting and provide updated mapping/drawings. It was noted that a new, separate permit will be required from the Building Inspector.

PARCEL 75.04-02-07

INFORMAL REVIEW

TOWN OF GHENT

GARAGE PLACE, GHENT

Town Highway Superintendent Mike Losa and Town Councilman Pete Nelson appeared before the Board to informally present site plans and elevations for the proposed new 150 x 80 square foot highway garage facility. Geo-thermal processes will provide heating and cooling. A much-needed generator will be included. The number of bays and their access,

the façade of the building, ingress and egress to the site, setback from the roadway and building materials were some of the items discussed.

It is 'hoped' that total costs for the garage will not exceed \$800,000. The Town has in excess of 75% of this amount in place and anticipates state and federal funding will cover the balance.

Councilman Nelson will act as general contractor. The Town will do its own site work.

APPLICATION NIGHT

It was agreed that Co-Chair Groom and Mr. Machiz will be in attendance on Wednesday, February 11, 2009. Mr. Silver will be back-up.

There being no further business, the meeting was adjourned at 8:02 pm.