

Town of Ghent Planning Board

Meeting of August 3, 2016

Vice-Chairman French, Member Groom, Member Machiz, Member Ocean, Member Rosenstreich, Member Stoner, Attorney Mitchell Khosrova & Secretary Cathy Lyden

Vice-Chairman French opened the meeting at 7pm. A motion was made by member Rosenstreich and seconded by Member Groom to accept the July 20<sup>th</sup> minutes with changes made by Attorney Khosrova. Carried (French, Groom, Machiz, Ocean, Rosenstreich & Stoner).

Next before the board came Don Hills. Mr. Hills would like to merge 2 parcels. No new lots will be created. Board is concerned about no road frontage for older lots. Noting that the proposal discontinues certain subdivision roads, Member Machiz questioned whether the request ought to be made as an amendment of the subdivision plat. Mr. Hills will consult with Walt Simonsmeier before proceeding.

I. Estate of Catherine McMahan  
Minor Subdivision tax map #92.00-02-29.11 7 Bartel Road

Daniel Russell came before the board to explain that the Estate of Catherine McMahan would like to subdivide 47.38 acres into 45.38 acres and 2.00 acres. There was a special permit way back when for 2 houses to be on one piece of property. Board requested the final map have the location of the septic. A motion to waive the conservation subdivision provisions of the Ghent Town Code was made by member Groom and seconded by member Machiz. Motion Carried (French, Groom, Machiz, Ocean, Rosenstreich & Stoner). A motion was made by member Groom and seconded by member Rosenstreich to go to public hearing for this application on September 7, 2016. Carried (French, Groom, Machiz, Ocean, Rosenstreich & Stoner).

II. James & Carolyn Renfro  
Lot Line Adjustment 166 Rigor Hill Rd Tax ID #94-00-01-6.11

Renfro is conveying 4 acres from their tax parcel and combining it with lands of Hamersky. Tax ID #94-00-1-23. A motion to open public hearing was made by member Groom and seconded by member Rosenstreich. Carried (Walters, French, Groom, Machiz, Ocean, Rosenstreich & Stoner). A motion to close public hearing was made by member Groom and seconded by member Rosenstreich. Carried (Walters, French, Groom, Machiz, Ocean, Rosenstreich & Stoner). A motion to approve the application for a lot line adjustment was made by member Rosenstreich and seconded by member Machiz. Carried (Walters, French, Groom, Machiz, Ocean, Rosenstreich & Stoner).

III. Philip Gefter & Richard Press  
Lot Line Adjustment: 45 Rigor Hill Rd Tax # 85.1-40-22

Mr. Gefter & Press would like to acquire 4.5 acres to lands from Mr. Renfro who has 12.8 acres existing. A motion to open public hearing was made by member Groom and seconded by member Rosenstreich. Carried (Walters, French, Groom, Machiz, Ocean, Rosenstreich &

Stoner). A motion to close public hearing was made by member Groom and seconded by member Rosenstreich . Carried (Walters, French, Groom, Machiz, Ocean, Rosenstreich & Stoner). A motion to approve the application for a lot line adjustment was made by member Rosenstreich and seconded by member Machiz . Carried (Walters, French, Groom, Machiz, Ocean, Rosenstreich & Stoner).

IV. Carolyn Runyon

Lot Line adjustment: 327 Rte 9 Tax map #102.00-1-50

-Postponed - applicant did not attend

V. Candyman Properties, LLC

Lot Line Adjustment: 119 Old Post Rd Tax ID #82-00-1-20.1

Candyman is selling 0.238 acres to G. Family Passaic, LLC (Love Apple Farms). Land was from a relocation of Rte 9H that resulted in a portion of land adjacent to Love Apple Farms being retained by Candyman Properties. A motion to open public hearing was made by member Groom and seconded by member Rosenstreich . Carried (Walters, French, Groom, Machiz, Ocean, Rosenstreich & Stoner). Public comment was made by adjacent property owners that there were issues with the maintenance of the property. Since the last Planning Board Meeting, a Notice of Violation had been issued by the Town Code Enforcement Officer against the Candyman Property. Mr. Khosrova advised the Board that approval could not be withheld based on this information. After further discussion by the Board a motion was made and passed unanimously to extend the Public Hearing through the next meeting for further public comment.

Meeting adjourned