

Town of Ghent Planning Board

Meeting of 9/7/16

Chairman Walters, Vice Chairmen French, Member Groom, Member Machiz, Member Ocean, Member Rosenstreich, Member Stoner, Attorney Mitchell Khosrova

Board reviewed July 6th meeting minutes.

I. Estate of Catherine McMahan

Minor Subdivision tax map #92.00-02-29.11 7 Bartel Road

Parcel in question is a total of 47 acres. Each parcel has a home on each of the two lots. The application is for a subdivision of the parcel into two distinct lots. The board requested that the plans include the addition of the septic location on each of the two parcels. The public hearing was opened via a motion from Gary Ocean and seconded by Dana Rosenstreich. -Motion carried

During public hearing, neighbors Mr. And Mrs. Neefus from 81 Bartell and Nicolas Kahn 1642 Bartell, asked to look more closely at the proposal. Neither neighbor voiced any concerns.

Geoff French made a motion to close the public hearing which was seconded by Gary Ocean. - Motion carried

Based on board discussion the board agreed that conservation subdivision requirements could be waived as separating the two homesteads did not create a new impact.

Geoff French made a motion to approve the subdivision application, with the addition of the location of the septic systems. The motion was seconded by Larry Machiz. Board approved unanimously.

II. Candyman Properties, LLC

Lot Line Adjustment: 119 Old Post Rd Tax ID #82-00-1-20.

The board was informed by Counsel, Mitch Khosrova that a new cease and desist order was entered today by neighbors. Counsel further advised that the Planning Board could move on this application since Ghent does not currently have a law in place that dictates how to act in light of a standing violation.

Geoff French made a motion to open the public hearing. Aaron Groom seconded.

There was no comments from community members.

Geoff French closed the public hearing which was seconded by Gary Ocean. -Motion carried

A motion was made by Geoff French to approve the application which was seconded by Aaron Groom. The motion was approved unanimously.

- III. Heidi Kisselbeck Haner  
Lot Line Adjustment: 407 George Street & 2251 Route 66  
Tax ID # 75.04-01-69 & 75.04-01-70; application for a of .08 acres exchange of  
the two parcels.

This application is for a lot line adjustment to swap portions between two neighboring properties.

Aaron Groom made a motion to go to public hearing. Gary Ocean seconded. -Motion carried

- IV. Donald Hill, Sr. & Robert Leather  
Lot Line Adjustment: Located on Cotswold Drive  
Tax ID # 84.-1-41.111

The board noted that there has not been any official documentation of what the application is requesting to do. This is a requirement before the board will be able to act on the application.

There was discussion on the temporary turnaround on Cotswold. This turnaround was approved and is on file the county. The Applicant agreed that the plans that will be provided will show what is going to be built (cul de sac) at the end of the road. Ben Perry, the Ghent Highway Superintendent will provide the exact calculations in order to ensure a standard Cul de sac. The cul de sac will be owned by the town. The applicant is aware of the frontage requirements.

Applicant's surveyor is doing a map of the entire road. This application is for an amendment to the original subdivision. A new survey map that includes the lot line adjustment will be provided at the October meeting. The Applicant was advised that they will need to do a short form SEQRA as it is not currently in the application file. The applicant was advised that all documentation must be provided 7 calendar days prior to the next meeting.

Aaron Groom made a motion to go to public hearing which was seconded by Gary Ocean. - Motion carried

- V. Roy Cowherd on Stockport Road  
Minor Subdivision: 197 Stockport Road  
Tax ID #82.-1-2.1

The application is for a Minor Subdivision of a 173.283 acre. The request is to subdivide the parcel into two parcels containing 22.811 and 150.472 acres respectively. The subdivision is aligned to the natural delineation of the road.

Applicant is selling a total of 150 acres to a purchaser for farming purposes. Applicant was advised that they will need to do a short form SEQRA

There was discussion from the board regarding a chicken coop that encroaches on the 154 acres. The Planning Board agreed that the chicken coop would be considered an encroachment

is not necessarily supported by the PB and would be something that should be dealt with by the property owner.

Planning board member Geoff French made a motion to waive the conservation subdivision - Per section 156-30 (B) motion to waive conservation subdivision, benefit does not apply since the natural delineation achieves the objective of the intent of the code. This motion was seconded by Aaron Groom. -Motion carried

In an effort to streamline a secondary land purchase associated with the power company, the buyer requested that the Planning Board meet in advance of the October meeting. The Planning Board agreed to meet on September 14th.

Aaron Groom made a motion to go to public hearing on September 14th. Geoff French seconded. -Motion carried

Motion to adjourn - Dana Rosenstreich; Seconded Jonathan Walters. -Motion carried