

Town of Ghent Planning Board

Meeting of 1/4/17

Chairmen French, Member Walters, Member Machiz, Member Groom, Attorney Mitchell Khosrova. Members Stoner and Ocean absent.

Called to order 7:07PM by Member Walters. Member Walters begins the meeting by introducing Mr. French as the new Chairman. Chairman French then begins with the approval of the minutes.

Board reviewed the December 7th meeting minutes. Mr. Machiz states his comments have been given, Mr. Groom questioned the first application, the third line down, should state Mr. Ocean asks if there is new lighting.

Motion to approve the minutes of December 7th, 2016 as amended was made by Mr. Walters, seconded by Ms. Machiz. All in favor, motion carried.

God's Little Campground

–Application for special use permit and modification to previously approved site plan
Tax Parcel ID# 92.-1-4.211

Chairman French reads aloud the letter from Carl Matuszek, the Applicant, amending the application, page one of the SEQRA form has been changed, and addressing the questions the Board had from last month; as to what the campground is actually doing, the dry hydrant, a description of events and seasons. The letter states it is a twelve month campground and that any event lasting longer than 72 hours needs a permit from the DOH. Mr. Matuszek states Mr. Baldwin doesn't want to limit it to seasonal, but it would be used Spring, Summer and Fall. Chairman French states the application is changed from seasonal to private recreational use.

Mr. Khosrova states there was only one page of the SEQRA in the email, Mr. Matuszek states that is the only page that changed. Mr. Khosrova also confirmed that the entity is listed as a nonprofit organization for the IRS & NYS.

Mr. Khosrova states the site plan shows 5 acres mowed field for parking, but it doesn't indicate the amount of spaces, Mr. Matuszek states it is about 100 spots. Chairman French asks the Board to deem the Application complete and set up a site visit due to the size and the extent of the proposed activity. Mr. Khosrova states he would like to draft a resolution for the next meeting regarding what is being agreed upon. Chairman French states he would like the public comments included in the resolution but to go ahead with the draft. Mr. Machiz asks to look at some similar projects that the Board has approved so as to propose conditions for this project consistent with conditions for others, Mr. Walters states Art Omi is probably the closest. Mr. Walters states the Public Notice should state a Private Recreational Area, nonprofit, as stated in our Code as a special permitted use Mr. Matuszek agrees that would be acceptable to Bill Baldwin, the owner of the property.

Motion to declare the Application complete and to schedule the public hearing for next month made by Mr. Groom, seconded by Mr. Walters, all in favor motion carried.

Chairman French states the Board needs to arrange a site visit and if Mr. Matuszek could email the Board and Mr. Khosrova states the Board should gather information and ask questions at the site visit.

Long Energy/G. Family Passaic LLC – Love Apple Farms

–Application for site plan to install propane tank
Tax Parcel ID# 82.-1-27

Bob Juiliano, the Applicant states the new plans were sent in and the Board reviews them. Chairman French asks if anything is different than before. Mr. Juiliano states the measurements are different. Chairman French states the new site plan shows the fence and sign. Mr. Juiliano adds the fence has to be 6” off the ground for air flow and also added bollards. Chairman French asks about the wetlands and Mr. Juiliano presents the map of the wetlands he got from Walt Simonsmeier and there are none there. Mr. Khosrova states when filling out the SEQRA form there is a link to the wetlands and Chairman French asks if he could double check the wetlands. Mr. Khosrova asks about the petting zoo and Mr. Juiliano states it is on the other side of the property.

Motion to declare the Application as complete and to schedule the public hearing for next month made by Mr. Walters, seconded by Mr. Groom, Mr. Machiz first voted no, then changed to yes to allow it to go to a public hearing, all voted in favor motion carried.

Nyfeler
–Application for minor subdivision
Tax Parcel ID# 83.-1-12

Daniel Russell, the engineer for the Applicant states Holly Tanner is also here representing her father who is currently in the hospital and presents the Board with new maps stating there were some typos on the originals. Mr. Russell adds they are selling the property to Art Omi and not going to build on the property and added to the map that if anyone were to apply for a Building Permit on this lot they would also need a driveway permit. Mr. Machiz asks why they didn’t just do a lot line adjustment, Mr. Russell states Art Omi does not own any adjacent property.

Mr. Groom asks about the conservation subdivision 156-30 part B and makes a motion to not treat this as a conservation subdivision, seconded by Mr. Walters, all in favor motion carried.

Motion to declare the Application as complete and to schedule the public hearing for next Wednesday the 11th made by Mr. Walters, seconded by Mr. Machiz, all in favor motion carried.

Chairman French asks if the Board is willing to schedule a special meeting a week from today at 6:30pm and to send the Public Notice to the paper tomorrow. All agree.

Gallagher Stud
–Application for minor subdivision
Tax Parcel ID# 92.-2-48.1

Mr. Russell, the engineer for the Applicant presents the Board with new maps stating there were typos on the originals as well. Mr. Russell states Mrs. Brody wants to sell her house, but is unable to with all the attached acreage. Mr. Groom states they are basically creating two new parcels. Mr. Khosrova asks if the barn will stand alone, Mr. Russell states the barn will stay with the acreage and meets all setbacks. Mr. Groom asks about the notes on the subdivision from 1990, Mr. Dan states the Cornell parcel has not been divided out since then. Chairman French states these would make a total of four subdivisions.

Chairman French discusses the conservation subdivision with the Board, parcel 1 meets the requirements. Mr. Groom asks about the driveway between parcel 1 and 3, Mr. Russell states they could cut it off or put a posted sign and add note to the map stating no access to parcel 3 from parcel 1. Mr. Machiz suggested that some applicants before our board had offered to not further subdivide the parcel being cut off to induce the board to waive the requirements of a conservation subdivision. Mr. Russell and Mrs. Brody would offer such a restriction. Public Member, Malory Mort states the other parcel is to be subdivided it should go under a conservation subdivision.

Motion to declare the Application as complete with no further subdivision on parcel 2 and to waive the conservation subdivision as well as schedule the public hearing for next Wednesday the 11th made by Mr. Walters, seconded by Mr. Groom, all in favor motion carried.

Unfinished Business:

Chairman French states the 4C's Storage has been sent to the County Planning Board.

Chairman French discusses the letter regarding the Bartlett House parking. Mr. Khosrova states that CLC owns the grass part of the parking lot not the gravel portion. Mr. Machiz asks if they have permission to drive over the gravel to get to the grass. Mr. Khosrova states this is a one winter deal or as long as the opener. Mr. Walters adds they need written permission where they can park and how they get to the parking. Mr. Khosrova states he will call the Applicant. Mr. Groom adds the Applicant needs to have a permanent solution when the opener is up.

Chairman French discusses the two lights that were added after the last meeting are supposed to go off at close of business and the Board should confirm this is happening.

Chairman French states the Board needs to decide on a Deputy Chairman. Mr. Walters states the entire Board needs to make the decision, he is moving to Connecticut and is ok being Deputy Chairman until then.

Public Member, Peter Nelson states he was expecting to be on the agenda tonight and presents the Board with the maps and the Application and that Ben Perry has the paperwork for the driveway permit. Mr. Nelson adds they have 20+ acres they are looking to subdivide and they have a buyer for lot A already. Mr. Walters adds that both parcels have access from Metz Rd, therefore this is a minor subdivision, a major would be if they were asking for a new road and a note should be added to the site plan. Chairman French states the original subdivision of this lot was a major subdivision.

Motion the Application is complete and the note is not required stating no further subdivisions have happened since 1990 and schedule the public hearing for next month made by Mr. Walters, seconded by Mr. Groom, all in favor motion carried.

Mr. Nelson adds he has drawn up a Property Maintenance Agreement, Chairman French states this is #156 of the Code book. Mr. Walters adds there are standards for town roads, if the town is going to take

over the maintenance. Mr. Walters states the Board needs copies of the agreement before the Application is deemed complete and schedule a public hearing.

Meeting adjourned 8:47PM.

Respectfully submitted,

Erin Costa

Secretary