

Town of Ghent Planning Board

Meeting of 2/1/17

Chairmen French, Member Stoner, Member Machiz, Member Groom, Member Ocean, Attorney Mitchell Khosrova, Building Inspector Walt Simonsmeier, Member Walters absent.

Called to order 7:00PM by Chairman French.

Board reviewed the January 4<sup>th</sup> meeting minutes. The Board agreed to table till they had a vote of 4 that were in attendance at that meeting.

Board reviewed the January 11<sup>th</sup> meeting minutes. Motion to approve the minutes as written was made by Mr. Machiz, seconded by Mr. Ocean. All in favor, motion carried.

Long Energy/G. Family Passaic LLC – Love Apple Farms  
–Application for site plan to install propane tank  
Tax Parcel ID# 82.-1-27

The Board begins by reviewing the plans, Chairman French asks if the Board deems the application complete.

Motion to open the public hearing made by Mr. Groom, seconded by Mr. Ocean, all in favor motion carried.

Chairman French asks if there is anyone from the public that would like to look at the plans. Public Member Malory Mort approaches the Board to review the plans.

Motion to close the public hearing made by Mr. Ocean, seconded by Mr. Groom, all in favor motion carried.

Mr. Ocean asks if the filling of the propane tanks will happen on the back side of the tank, the Applicant responds that is correct and there are bollards in front of the tank. Mr. Ocean asks if the Board had asked for plantings, Mr. Groom states just for the fence. Chairman French asks if there are any other questions, Ms. Stoner asks if it will be just the one tank and no others further down the road. The Applicant states it is just the one tank.

Chairman French reads through the SEQRA, the Board determined a negative declaration.

Motion to approve the application for site plan amendment as presented and the use is consistent with the current operation made by Mr. Groom, seconded by Mr. Ocean stating the application meets town code and the master plan as presented, all in favor motion carried, Mr. Machiz abstained.

God's Little Campground  
–Application for special use permit  
Tax Parcel ID# 92.-1-4.211

Mr. Khosrova asks if the Board had reviewed the draft resolution, the Board had not. Chairman French states the draft has it as a private recreational area, not for profit and the Applicant has requested 20 events per year 8 hours or less. Mr. Khosrova states he can change item #3 from 24 events per year on

the property to 20. Ms. Stoner asks if the 20 would be in addition to the others, Mr. Matuszek states it is.

Mr. Khosrova states #2 can state events with "X" amount of people and #3 can state under "X" amount of people can meet 30 events per year. Chairman French adds that being open late June thru October, the events can't be longer than 72 hours without the approval from the Department of Health. Chairman French then reads through the draft resolution.

Motion to open the public hearing made by Mr. Groom, seconded by Mr. Machiz, all in favor motion carried.

Chairman French asks if there is any questions or comments from the public. Public Member Malory Mort states could estimate for a maximum of a 3 day weekend, every weekend without approval from the Department of Health, and don't see any neighbors here. Mr. ~~Matusek~~Matuszek adds they can't do events longer than 72 hours without approval from the Department of Health. Mr. Mort adds that if they had a total of eight 72 hour events last year, than why not cap it at 12 events. Mr. Matuszek states that Mr. Baldwin would be happy with 15 of these events per year. Mr. Ocean asks if all the cabins are seasonal, Mr. Matuszek states they are. Mr. Machiz asks about the septic support, and Mr. Matuszek states there are outhouses as well as the 35 person camp that the Department of Health has approved for daily use. Mr. Ocean asks if the outhouses are approved by the Department of Health, and Mr. Matuszek states they are. Mr. Machiz asks if the 12 toilets in #5 are outhouses, and Mr. Matuszek states that is correct. Mr. Khosrova asks Walt Simonsmeier for the clarification of this, who agrees. Mr. Matuszek explains the new addition is for showers and two toilets. Mr. Machiz asks where the water is going, and Mr. Matuszek states the same waste water as before. Mr. Khosrova asks if they are allowed 120 people with 2 toilets, when the letter states 35 people for the building. Mr. Matuszek states the building is not for the campground. Mr. Machiz suggests stating outhouses on the plans instead of bathrooms. Chairman French states the building is for 35 people in that building and the camping facilities for 120 people is approved by the county. Mr. Matuszek adds that the county inspects all campgrounds before they open each year. Mr. Simonsmeier adds that a lot of campers use their own facilities as well as campers and RV's.

Mr. Machiz asks if this is approved with the land and if sold would the next owner have to be non profit as well. Chairman French states it is with the land, incorporated with the camping facilities.

Mr. Machiz asks how would enforcement know the amount of events, Mr. Matuszek states they could ask Mr. Baldwin but he does not charge for events. Mr. Machiz states the Board could require a calendar of events from the applicant. Chairman French asks Mr. Simonsmeier if there is a way to get anything from the Department of Health on campgrounds, Mr. Simonsmeier states no other boards have required it.

Chairman French suggests stating the 72 hour events for a maximum of 15 per year, 120 people with a maximum 8 hours and 35 people everyday for single day use for an event. Chairman French states the applicant needs to clarify events and amount of people.

Motion to continue the public hearing till next month made by Mr. Machiz, seconded by Ms. Stoner, all in favor motion carried.

Chairman French states the Board should all do a site visit before the next meeting. Mr. Ocean asks about swimming in the pond and if there are lifeguards on duty. Mr. Matuszek states there are not lifeguards and doesn't think they are needed. Mr. Ocean asks him to check on that for the next meeting. Mr. Machiz states he would like part of the approval to be for the applicant to maintain a calendar and the Columbia County Department of Health provide the Building Inspector with their inspection reports.

Nelson  
–Application for minor subdivision  
Tax Parcel ID#

Chairman French states this is part of a previously approved plot plan. The Board reviews the plans. Peter Nelson, the Applicant states they are trying to sell 50+ acres as one parcel and the other parcel is 30+ acres.

Motion to open the public hearing made by Mr. Machiz, seconded by Mr. Ocean, all in favor motion carried.

Chairman French asks if there are any questions or comments from the public. Public Member, Kim Chrysler comes to the Board to review the plans and states she does not have a problem with the subdivision, but does have an issue with the road that was a town road and is now private and the drainage that all comes down onto her property. Ms. Chrysler adds that she would like something done about the drainage prior to the subdivision, her yard now has ripples in it from all the water coming down onto her property. Chairman French states they can put something in place in the agreement, Mr. Khosrova states it can go in the maintenance agreement. Chairman French adds the Applicant has to control water from other properties, and not allow other parcels to be affected by this proposal. Mr. Nelson states he can hold off on this and have a professional look into this.

Motion to continue the public hearing till next month made by Mr. Ocean, seconded by Ms. Stoner, all in favor motion carried.

General Roll Leaf Mfg. Co. Inc.  
–Application for addition to existing building and parking  
Tax Parcel ID# 73.-3-82

Chad Lindberg, the engineer representing the Applicant states this is on Falls Industrial Park Row Road and they are proposing a new loading dock for trucks and deliveries and an addition for the storage facilities. Mr. Ocean asks if this will be a steel building, Mr. Lindberg states they are looking at the possibility a wood structure, the existing buildings are steel.

Mr. Machiz asks about lighting, if it will be motion ~~scensored~~ and what the height of it will be. The Applicant states they will be over 10ft high and only two will face the road and will shut off about 5 minutes after activity stops. Ms. Stoner asks if they are anticipating late deliveries, the Applicant states 4PM will probably be the latest. Mr. Lindberg states he has the zoning table for C1/C2, Mr. Simonsmeier adds this is a non-nuisance industry. Chairman French asks if the product is flammable, the Applicant states it is a non-flammable product. Mr. Groom asks about dust production, the Applicant states there is almost none, Mr. Simonsmeier adds this is a very clean operation. Chairman French states this is a C3 non-nuisance and is a permitted use, have a full set of plans, SEQRA and wetlands indicated for the Public Hearing. The Applicant adds there is wetlands on the property but it is not affected. Mr. Groom

asks the Applicant to have the wetland information for next month. Mr. Machiz adds to have the 5 minute turn off for the lights indicated on the application.

Motion the Application is complete and schedule the public hearing for March 1<sup>st</sup> made by Mr. Groom, seconded by Mr. Ocean, all in favor motion carried.

**Other Business:**

Mr. Lindberg asks to have a quick discussion regarding the Bartlett House, Mr. Khosrova states this is regarding the parking issue. Mr. Lindberg presents the Board with what he has received, which shows the parking area on the map and states the theatre is also using the same area. Mr. Machiz asks how the parking lot is being maintained, Mr. Lindberg states CLC is maintaining it. Mr. Khosrova states the lighting is the other issue, Mr. Lindberg states he was assured that the issue will be resolved. Mr. Machiz asks where would parking be if more tables are added, Mr. Lindberg states that issue needs to be addressed.

DuBois Family Irrevocable Trust  
–Application for minor subdivision  
Tax Parcel ID# 65.-1-9.111

Carl Matuszek, the engineer representing the applicant, states this a subdivision on Shufelt Road and lots 2 and 4 were sold over the last ten years and were stamped by the Planning Board in 2003. Chairman French asks if there is a copy of the road maintenance agreement, Mr. Simonsmeier states there is. Mr. Machiz asks if they have approval on the septic from the Department of Health, Mr. Matuszek states they don't. Chairman French wants noted that no further subdivision allowed and no building permits can be issued without the approval from the Department of Health.

Motion the Application is complete and schedule the public hearing March 1<sup>st</sup> made by Mr. Machiz, seconded by Mr. Ocean, all in favor motion carried.

**Other Business:**

Chairman French states the need to decide on a Vice Chairperson, Mr. Groom states he would be willing to do it.

Motion to appoint Mr. Groom as Vice Chairman made by Mr. Ocean, seconded by Ms. Stoner, all in favor motion carried.

Chairman French adds that he has put out a proposal for the Board to review regarding time frames for special use permits and expirations and the Board needs to make the recommendation to the Town Board on this.

Meeting adjourned 9:40PM.

Respectfully submitted,

Erin Costa

Secretary

