

**TOWN OF GHENT PLANNING BOARD
MEETING MINUTES
January 6, 2016**

PRESENT: French, Groom, Machiz, Ocean and Walters

OTHERS PRESENT: Peter Nelson, Mitchell Khosrova

MINUTES

Motion made by Groom, seconded by Ocean to accept December 2, 2015 minutes as amended. All approved.

NEW APPLICATION

**Henry Witz
Application for Lot Line Adjustment
Tax Parcel ID# 91-1-82.11 and 82.2**

Would like to sell two 0.2 acre to neighbor so that shed near property line is in conformance with Town regulations. Frontage is good all around parcel even when these two small areas are sold.

SEQRA is not required for a Lot Line Adjustment application.

Motion made by Groom, seconded by Ocean to accept this complete application and hold Public Hearing at February meeting. All approved.

**Skate 9H Realty Corp / Steve and Mary Gazzola
Application for Site Plan Review
Tax Parcel ID# 91-1-33.110**

The skate factory is proposed to house three uses instead of the former roller skating rink. (a) Very large vehicle storage – mostly inside, three large vehicles outside, (b) machine shop for Seth Gazzola, son of the owners, and (c) retail gun and ammunition shop to be run also by Seth Gazzola. Less vehicles and people will be using the building now. Building is 28,800 square feet. Gun shop area is 40 x 18.' Applicant will supplement the application to provide a narrative of these uses in the next week.

SEQRA short form needs to be completed and returned before the next meeting so this application can be considered complete.

Motion made by Groom, seconded by ocean to hold public hearing for this applicant at February meeting as long as short form SEQRA is submitted at least ten (10) days in advance of that meeting.

OLD BUSINESS

Brakman

Tax Parcel ID# 76-01-49.01

Property owner would like to sell a parcel off of this property on Arnolds Mills Road. Property owner would like to remove “no further subdivision” on site plan. Reading prior minutes – applicant offered to put this stipulation on the drawings, this was not a requirement made by the Planning Board at that time.

Mr. Khosrova needs to look into further and will report back to the Planning Board.

NEW BUSINESS

Discussion of 1,000 sq. ft. structures – proposed changes to Town law. Board unanimously passed the resolution, a copy of which follows as Attachment A.

Commercial Zoning Review discussion.

Motion made and seconded to adjourn. All approved.

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ATTACHMENT A

**RESOLUTION
TOWN OF GHENT
PLANNING BOARD**

WHEREAS, the Planning Board has discussed specific issues that consistently arise during the Planning Board deliberations of applications; and

WHEREAS, specifically the requirement that applicant obtain site plan approval for the construction of any accessory use structure of an area of more than 1,000 square feet in all zoning districts is onerous, unnecessary and costly; and

WHEREAS, the Planning Board suggests that structures build in Rural Residential/Agricultural-1 and Rural Residential/Agricultural-2 Districts be not be subject to this requirement since said structure will be residential in nature; and

WHEREAS, pursuant to Section 140-3 of the Code of the Town of Ghent (“Town Code”), desires to recommend the following revision to Site Plan Review Required, Section 190-21(A) of the Town Code by adding the following sentence to the end of said paragraph:

“Notwithstanding the above, any structure for private use in the RRA-1 and RRA-2 Districts shall not be subject to Site Plan review.”; and

WHEREAS, the Planning Board held a regularly scheduled meeting on January 6, 2016 and discussed the benefits and detriments of said revisions; and

WHEREAS, The Planning Board for the reasons stated below recommend that the revisions be made:

1. That said zoning revisions are consistent with the Town’s adopted Comprehensive Plan.
2. The revisions are consistent with the intent of the Town Zoning laws for the health safety and protection of its residents.

NOW THEREFORE, LET IT BE RESOLVED that based upon the full review of the issues, the Planning Board strongly recommends that the aforementioned revisions be enacted by the Town Board;

BE IT FURTHER RESOLVED, that the secretary of the Planning Board is directed to file this Resolution with the Town Clerk forthwith.

<u>Planning Board Members</u>	<u>Aye</u>	<u>Nay</u>	<u>Other</u>
Jonathan Walters	<u>X</u>	<u> </u>	<u> </u>
Aaron Groom	<u>X</u>	<u> </u>	<u> </u>
Geoffrey French	<u>X</u>	<u> </u>	<u> </u>
Larry Machiz	<u>X</u>	<u> </u>	<u> </u>
Gary Ocean	<u>X</u>	<u> </u>	<u> </u>
Dana Rosenstreich	<u> </u>	<u> </u>	<u>Absent</u>
Vacant	<u> </u>	<u> </u>	<u> </u>

Vote of 5 in favor, 0 opposed, 0 recusal and 2 absent. Carried.