

**TOWN OF GHENT PLANNING BOARD
MEETING MINUTES
May 4, 2016**

PRESENT: French, Machiz, Ocean, Rosenstreich, Stoner and Walters

OTHERS PRESENT: Mallory Mort, Peter Nelson, Mitchell Khosrova

Chairman Walters introduced new member Jen Stoner to the Board

MINUTES

Motion made by Machiz, seconded by Rosenstreich to accept the April 6, 2016 minutes as amended. Jen Streeeter abstained. Balance present approved. Motion passed.

PUBLIC HEARING

**Paris & Meg Smeraldo
Application for Special Use Permit
Tax Parcel ID# 76-1-49.111**

Project to be located on State Route 66 in Ghent for a farm stand that has a horizontal area of 32 square feet or more, and requires a special use permit. Applicant presented photos of signs to be used, photos of actual trailer mounted stand with roof and a copy of survey as requested.

Applicant inquired about how to lower the speed limit on this section of Route 66. Chair Walters advised of process through NYSDOT.

Parking area was reviewed.

Motion made by Ocean and seconded by Machiz to open the Public Hearing.

No comments from the public.

Motion made by Rosenstreich, seconded by Machiz to close Public Hearing. All approved.

Chair Walters read SEQRA. Negative Declaration from all.

Motion to approve Special Permit by French, seconded by Machiz.

Machiz: Approve. Meets Code for Town, and is an enhancement to the Town.

Ocean: Approve. Meets zoning requirements, and is a great addition to the community.

Rosenstreich: approve. Meets code and master plan.

Walters: approve. Meets master plan and zoning requirements. Encourages applicant to seek reduction in the speed limit

Jen Stoner abstained.

French: approve. Meets zoning requirements and master plan.

NEW APPLICATIONS:

GHENT WOOD PRODUCTS

MODIFICATION OF PREVIOUSLY APPROVED SITE PLAN FOR OFFICE EXPANSION

Tax Parcel ID #_92.0-1-24

Marie Meltz presented the previously approved Site Plan for Ghent Wood Products Office Expansion. The expansion had not been completed because of economic conditions and they now would like to proceed. The addition to the office has changed architecturally and physically. It was agreed that the applicant could return with a modified site plan showing the new layout for the office addition only.

Machiz requested that the flood light at the southeastern corner of the office (facing the parking lot and route 66), be replaced with a cut-off fixture and preferably on a motion detector. Meltz agreed.

Harry Landeck

APPLICATION FOR MINOR SUBDIVISION

Tax Parcel ID# 92.0-02-45.1

Cindy Elliot presented a minor subdivision of 2 lots from 76.79 for Landeck.

Discussion of requirements related to Conservation Subdivision and potential for maximum build out per current zoning. Discussion related to no further subdivision of lots #1 . All agreed that conservation subdivision requirements are waived.

Elliot to add to map: topography; notes regarding No further subdivision of lots #1 Note regarding previous subdivisions since 1990; Note regarding No Building Permit without Board of Health approval

Motion made by Rosenstreich to go to Public Hearing at June 1 meeting; seconded by Ocean; All approved.

**OMI INTERNATIONAL ARTS CENTER
APPLICATION FOR SITE PLAN REVIEW
TAX PARCEL ID# 74.00.01-24.122**

Applicant not present.

Revised Site Plans and a letter from Steve and Donna Himmel were submitted by Art/Omi. Letter from Himmel was confirmed by Mitch Khosrova.

A review of the new landscaping (5 mature trees) provided and discussion related to expectations of maintenance by Owner. Consensus of board members that compliance with Site Plan through the life of the use for as long as the structure stands required the continued maintenance of screening.

Discussion of whether SEQRA was required. All agreed that it was not required as it was not significant change to site plan.

Motion to approve modification to Site Plan by Ocean, seconded by Rosenstreich.

Machiz: Approve. Meets Code for Town as amended.

Ocean: Approve. Meets zoning requirements, and is glad adjacent Owner is satisfied.

Rosenstreich: approve. Meets code and is happy an agreement was made.

Walters: approve. Meets code based on letter and revised site plan

Stoner: approve. Meets code based on letter and revised site plan.

French: approve. Meets zoning requirements and master plan.

Motion made and seconded to adjourn. All approved.