

**TOWN OF GHENT PLANNING BOARD
SPECIAL MEETING MINUTES
June 22, 2016**

PRESENT: Chair J. Walters, Vice-Chair G. French, G. Ocean, J. Stoner, A.Groom

OTHERS PRESENT: Mitchell Khosrova- Esq-Town PB Attorney, Mr. Testa , Cindy Elliot, Mr. Ihenburgh & Cathy Lyden-Secretary, Chad Lindberg, George Lagonia.

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. Ms. Elliot stated that, per Planning Board request, she added the following to the survey map: topography; notes regarding No further subdivision of lots #1 & #2; Note regarding previous subdivisions since 1990; Note regarding No Building Permit without Board of Health approval. Planning Board agreed that Conservation Subdivision requirements were waived at pervious meeting.

Planning Board deemed this an Unlisted Action under SEQRA. PB reviewed all the questions under Part II of SEQRA from and approved by vote of 4-1 to issue a negative declaration with A. Groom voting against it.

Motion to open the public hearing for Harry Landeck application for a minor subdivision was made by French, seconded by Ocean and Carried (Walters, French, Ocean, Stoner, Groom)

No Comments

Motion to close public hearing was made by French, seconded by Ocean and Carried (Walters, French, Ocean, Stoner, Groom)

Motion to approve application for a minor subdivision was made by French, seconded by Ocean Carried (Walters, French, Stoner, Ocean). For reasons stated that meets Town Code Criteria and Consistent with the Comprehensive Plan. Nays (Groom-doesn't meet criteria to waive conservation subdivision requirements)

Lawrence Testa & Wesley Coons, application for Lot Line Adjustment Tax Parcel ID #92-00-2-39-12 & 92-2-39-112, Located on Solar Heights Road

Mr. Ihenburg discussed that Mr. Testa's well is not on his land, it is on Mr. Coons land. The lot line adjustment will assure that Mr. Testa's well will be on his own land. 6 feet around will go to Mr. Testa.

Planning Board agreed that this was a Type II SEQRA action so no review is required.

A motion to open public hearing for Testa/Coons was made by Groom, seconded by Stoner. Carried (Walters, French, Stoner, Groom & Ocean)

No comments.

Motion to close public hearing was made by Groom, seconded by Ocean, Carried (Walters, French, Stoner, Groom & Ocean)

A motion to approve the application for Lot Line adjustment was made by Groom and seconded by Stoner. Carried for reasons stated that meets Town Code criteria and consistent with the Comprehensive Plan (5 ayes-Walters, French, Stoner, Groom & Ocean).

**Bartlett House –Application to modify site plan
Tax Parcel IDS 75.04-1-59 & 75.045-2-08**

Chad Lindberg representing Bartlett House came before the board with revisions to original application for Site Plan Review. Stairs, tower (required by building code; dumpster location moved; lighting; retaining stone wall; outdoor porch seating; & top floor use were not part of the approved plan.

Top 4th floor is being used by employees' only, residential living space for 2 employees, 2 20x40 feet apartments. 3rd Floor is office only and will not be rented out at all. 2nd Floor is the bakery and 1st floor is retail sales. Plan to serve beer and wine only. Hours will be 7am-9pm Sunday through Thursday and till 10pm on Friday & Saturday.

A question was asked about machinery noises as well as dumpster location. Chairman Walters asked for a full set of plans that shows what each floor will be used for; external stairs machinery outside, new dumpster location, to discuss specifics on lighting fixtures and parking will also be discussed as well.

Motion to schedule a new public hearing for a revised site plan of the Bartlett House was made for July 6th at 7:00pm was made by Groom, seconded by Stoner, Carried (5 ayes-Walters, French, Stoner, Groom & Ocean) .

Motion made and seconded to adjourn. All approved.