

Town of Ghent Planning Board

Meeting of July 6, 2016

Chairman Walters, Vice-Chairman French, Member Groom, Member Machiz, Member Ocean, Member Rosenstreich, Member Stoner, Attorney Mitchell Khosrova & Secretary Cathy Lyden

Chairman Walters opened the meeting at 7pm with the business of clarifying the definition of a farm worker for the previously approved Silberstein application. A motion was made by Member Groom, and seconded by Member French to accept the definition of Farm Worker to be inclusive of seasonal, temporary or permanent workers providing they are working on a farm. Carried (Walters, French, Groom, Machiz, Ocean, Rosenstreich & Stoner)

A motion was made by Co-Chair French and seconded by Member Groom to accept the June 22, 2016 minutes with the changes made by Attorney Khorsrova. Carried (Walters, French, Groom, Machiz, Ocean, & Stoner) (absent Rosenstreich).

- I. James & Carolyn Renfro
Lot Line Adjustment 166 Rigor Hill Rd Tax ID #94-00-01-6.11

Renfro is conveying 4 acres from their tax parcel and combining it with lands of Hamersky Tax ID #94-00-1-23. A motion was made by Co-Chair French and seconded by Member Machiz to schedule a public hearing for August 3, 2016 on this application. Carried (Walters, French, Groom, Machiz, Ocean, Rosenstreich & Stoner).

- II. Candyman Properties, LLC
Lot Line Adjustment: 119 Old Post Rd Tax ID #82-00-1-20.1

Candyman is selling 0.238 acres to G. Family Passaic, LLC (Love Apple Farms). A motion was made by Member Rosenstreich and seconded by Member Machiz to schedule a public hearing for August 3, 2016 on this application. Carried (Walters, French, Groom, Machiz, Ocean, Rosenstreich & Stoner).

- III. Philip Gefter & Richard Press
Lot Line Adjustment: 45 Rigor Hill Rd Tax # 85.1-40-22

Mr. Gefter & Press would like to acquire 4.5 acres to lands from Mr. Renfro who has 12.8 acres existing. A motion was made by Member Groom and seconded by Member Machiz to schedule a public hearing for August 3, 2016 on this application. Carried (Walters, French, Groom, Machiz, Ocean, Rosenstreich & Stoner).

- IV. Carolyn Runyon
Lot Line adjustment: 327 Rte 9 Tax map #102.00-1-50

Ms. Runyon would like to add 2-3 acres from adjoining landowner to add to her property. A motion was made by Member Rosenstreich and seconded by Member Stoner to schedule a public

hearing for August 3, 2016 on this application. Carried (Walters, French, Groom, Machiz, Ocean, Rosenstreich & Stoner).

V. Bartlett House
Revised Site Plan application

Amendments to the site plan were passed around. A discussion about the set up was discussed. Basement Kitchen/Bakery, Second Floor Café. Third Floor Offices Top Floor 2 apartments for employees. Signage, lighting and dumpster location was discussed. Members were concerned with the dumpster location affecting traffic on Route 66 when its garbage pickup day and blocking traffic. A discussion about the new location for the fire escape stairs followed. Fire code was the reason why the stairs where moved, can't be near any windows in case of fire. Parking spaces were discussed. Concerns for people parking on 66 if there were not enough parking spaces were also discussed. Garbage pickup to once a week was discussed and a possibility to twice a week depending on the smell to affect neighbors. Sign lighting was discussed and asked about the hours of lights will be on. An hour after closing they will be turned off. A discussion about fence around the mechanical unit was discussed. The fence is as high as the exhaust. A motion to open public hearing was made by member Rosenstreich and seconded by Member Stoner Carried (Walters, French, Groom, Machiz, Ocean, Rosenstreich & Stoner). Public had concerns about garbage being in sight and smell of his home. The concern of head lights being shined into front windows of surrounding houses by customers was also mentioned. The noises from the mechanical devices were another concern from surrounding neighbors. A question about fire escape lights and them being on all time. The fire code says there needs to lights on all the time. A question about shades in the windows for the café were asked. Shades have been ordered and will be installed. Time of operation was asked. The hours of operation will be 4am till 11pm for employees. The deliveries for supplies will be made during 9am to 5pm. A motion was made by Member Rosenstreich and seconded by Member Stoner to close the public hearing Carried (Walters, French, Groom, Machiz, Ocean, Rosenstreich & Stoner). Chairman Walters discussed that he will meet with the lawyer and the owners of Bartlett house as well as the contractor to go over the Boards concerns and conditions to the revised site plan. A special meeting will be scheduled for July 12th to discuss conditions of the revised site plan. Meeting adjourned at 8:35pm