

Town of Ghent Planning Board

Meeting of 7/5/17

Chairmen French, Member Machiz, Member Barufaldi, Member Groom, Member Walters, Building Inspector Walt Simonsmeier, Absent Members Stoner and Ocean.

Called to order 7:02PM by Chairman French.

Board reviewed the June 7th meeting minutes. Motion to approve the minutes as amended was made by Mr. Walters, seconded by Mr. Groom. All in favor, motion carried.

Public Hearing:

- 1.) Karen & Donald Hamilton
1209 County Rte. 22, Ghent, NY
–Application for lot line adjustment
Tax Parcel ID# 83.-1-64&67

No one appears.

- 2.) Chelsea Mabey
349 Gahbauer Rd. Stop 45, Ghent, NY
–Application for site plan for two dwellings on one lot
Tax Parcel ID# 102.-1-49

Chelsea Mabey, the Applicant presents the Board with the survey maps. Chairman French asks the Board if they have any further comments – none.

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

Chairman French asks the public if there are any further comments, two Public Members state they are fine with the application.

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

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

Motion to approve the Application for site plan for two dwellings on one lot and that it is in accordance with the Town Code, Master Plan and that it will have no adverse effect made by Mr. Walters, seconded by Mr. Groom, all in favor motion carried.

- 3.) God's Little Campground
139 George Rd., Stop 3, Ghent, NY
–Application for special use permit
Tax Parcel ID# 92.-1-4.211

Carl Matuszek, the Engineer for the Applicant states that he had a meeting with DEC on June 7, 2017 and is still waiting for the letter from them. Chairman French then passes out the Resolution to the Board.

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

Chairman French asks the public if there are any further comments – no response.

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

Motion on the Resolution made by Mr. Walters, seconded by Mr. Barufaldi.

Member Groom – Aye

Member Machiz – Aye

Chairman French – Aye

Chairman French reads through SEQRA, the Board declares a negative declaration. Chairman French states to disclose the previous letter from DEC is a small impact.

New Business:

- 1.) James Monahan & Lydia Law
55 Scannell Rd., Chatham, NY
–Application for lot line adjustment
Tax Parcel ID# 85.-1-20.111

Carl Matuszek, the Engineer for the Applicant states he is representing the property owners for the lot line adjustment. Mr. Groom asks how many acres are there to Scannell Road, Mr. Matuszek states there are 17.110 acres. Mr. Groom asks if there are any buildings on the parcel, Mr. Matuszek states there are not, there is a mobile home on the 17.110 acres. Chairman French states the Board will need final acreage on the new lots created for the Assessor.

Motion to deem the Application complete and set the Public Hearing for August made by Mr. Walters, seconded by Mr. Machiz, all in favor motion carried.

- 2.) Anamyn Turowski
422 Angel Hill Rd., Ghent, NY
–Application for site plan for two dwellings on one lot
Tax Parcel ID# 85.-1-9.200

Chairman French states they have an apartment above the garage that they need to make compliant to rent.

Motion to deem the Application complete and set the Public Hearing for August made by Mr. Walters, seconded by Mr. Groom, all in favor motion carried.

- 3.) Tina Donenfeld
2552 State Rte. 66, Ghent, NY
–Application for special use permit for restaurant & thrift shop
Tax Parcel ID# 76.-1-38

Mr. Machiz asks if they are purchasing the building, Ms. Donenfeld states they are going to lease it and presents the Board with a letter to represent and the easement they have with Agway. Mr. Machiz asks how many tables they intend to have, Ms. Donenfeld states roughly 10-12 and 4 chairs per table. Mr. Walters asks if they will have lighting, Mr. Machiz adds that all lighting must point downward, Ms. Donenfeld states the lighting is already there under the overhang and on the sign. Chairman French

states the Board would like to do a site visit and asks if the fence is still between the properties, Ms. Donenfeld states the fence is there.

Motion to deem the Application complete and set the Public Hearing for August made by Mr. Walters, seconded by Mr. Barufaldi, all in favor motion carried, Mr. Groom abstained.

Chairman French states to add notes of the hours of operation, the Board will do a site visit, sign details, DOH needs to do an approval letter, the number of people, lights and sign, and what is happening on each floor.

- 4.) Upstate Manager Properties & JD Handling
1346 Rte. 9H, Ghent, NY
–Application for site plan approval
Tax Parcel ID#52.-1-28.1&2

Chairman French states the Board now has a site plan with dimensions that can now be enforced, there is no change of use and can get the Applicant now into compliance. Mr. Simonsmeier states he needs the Planning Boards stamp not an engineers stamp. Chairman French adds the Board is approving a site plan that does not allow backing in off of Route 9H. Mr. Groom adds to put address and Tax ID on when stamping.

Motion made to Approve the site plan for clarification made by Mr. Walters, seconded by Mr. Groom, all in favor motion carried.

Communications:

Chairman French reads a letter to the Board from Bill Better regarding paving on Falls Industrial Road.

Meeting adjourned 8:26PM.

Respectfully submitted,

Erin Costa

Secretary