

Town of Ghent Planning Board

Meeting of 6/7/17

Chairman French, Member Stoner, Member Machiz, Member Barufaldi, Member Ocean, Member Groom, Attorney Mitchell Khosrova, Building Inspector Walt Simonsmeier, Absent Member Walters.

Called to order 7:02PM by Chairman French.

Chairman French begins by introducing the new member of the planning board Dan

Board reviewed the May 3rd meeting minutes. Motion to approve the minutes as amended was made by Mr. Groom, seconded by Mr. Machiz. All in favor, motion carried, Mr. Barufaldi abstained.

Old Business:

Cheffo Farms LLC/Collective Hotels & Retreats

–Application for site plan for seasonal campground for 10 tent units

Tax Parcel ID# 92.-2-7.200

The Board distributes the Resolution for review, and Chairman French states the Public Hearing was closed last month and adds that the remainder of the property will continue to be used for farming.

Motion to approve the Resolution made by Mr. Groom, seconded by Mr. Machiz, all in favor motion carried, Mr. Barufaldi Abstained.

Public Hearing:

Merrill & Ericka Johnson

–Application for subdivision of 47.46 acres into 3 parcels

Tax Parcel ID# 73.-2-43.211

Peter VanAlstyne, the Surveyor representing the Applicant states they have added a note prohibiting further subdivision and the parcels will be 27 acres, 10.29 acres and 10.26 acres. Chairman French states it meets the guidelines. Mr. VanAlstyne states he has met with Ben Perry the Highway Superintendent and presents the Board with the approval letter for the curb cut. Chairman French states there is an endangered animal or plant in the area, Mr. VanAlstyne states they have no intention to do anything with the land now, they are hay fields.

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

Chairman French asks if anyone from the Public has comments, Public Member Malory Mort states that he rents some of the land currently and just plans to continue haying the fields.

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

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

Motion to waive Conservation Subdivision provisions and approve the Application for Subdivision as presented with no further subdivision allowed in that it meets the Zoning Code, Master Plan and Comprehensive Plan made by Mr. Groom, seconded by Mr. Ocean, all in favor motion carried.

Karen & Donald Hamilton

–Application for lot line adjustment

Tax Parcel ID# 83.-1-64&67

Mr. VanAlstyne states the Applicant asked to postpone the public hearing, and to resend the notices to the neighbors as well as the papers.

New Business:

Chelsea Mabey

–Application for site plan for two dwellings on one lot

Tax Parcel ID# 102.-1-49

Chairman French states the Applicant bought the property with two dwellings and need to make the second dwelling legal so they can rent it. Chelsea Mabey, the Applicant states it is a 20' x 30' cabin. Mr. Ocean asks if they will insure it year round as a dwelling, Ms. Mabey states they will. Mr. Ocean asks if it meets all set backs and zoning, Mr. Simonsmeier states it does but there can be no further subdivision between the dwellings. Mr. Machiz asks if the Board is legalizing a pre code second dwelling, Mr. Simonsmeier states the structure has been there since 2007 and legalizing it per code 190-19 section AA. Mr. Simonsmeier adds that once this is approved the Applicant will have to get an engineer to approve the well and septic and make sure the dwelling meets code before they can rent it. Chairman French states to add the location map on note.

Motion to deem the Application complete and set the public hearing for July made by Mr. Machiz, seconded by Mr. Groom, all in favor motion carried.

God's Little Campground

–Application for special use permit

Tax Parcel ID# 92.-1-4.211

Carl Matuszek, the Engineer for the Applicant states the new plans submitted are dated May 15th, 2017 and have submitted a new Application increasing the addition to the building from 900 sqft. to 1772 sqft. Chairman French states the table from the last application was agreed to and can be incorporated into this approval, Mr. Matuszek agrees. Mr. Machiz states change the wording from frequency to number of events per year. Chairman French adds that this is a private recreational facility non-profit with 120 campers plus 30 adults with a maximum duration less than 72 hours and 20 of these per year.

Mr. Matuszek states the square footage of the building is the only change on the Application. Chairman French asks about the dry hydrant and Mr. Matuszek states it is in. Chairman French states the SEQRA form is updated with the new square footage and the letter from DEC. Mr. Khosrova states the difference in square footage is for storage the shower space is the same, Mr. Matuszek states they want more storage space.

Chairman French states the Approval of the Application should be based on the previous resolution with the increase in square footage, the Board will need the exact breakdown of the square footage to incorporate into the resolution. Mr. Khosrova states he will draft the resolution for the meeting next month and send to Mr. Matuszek for approval first and then to the Board.

Motion to deem the Application complete and set the public hearing for July made by Mr. Groom, seconded by Ms. Stoner, all in favor motion carried.

JD Handling

Chairman French states the Applicant received a letter from Mr. Simonsmeier to appear before the Board. The Applicant states he originally had permission to put stuff down on the North side of the

property but now can't locate the maps that were stamped for approval, but minutes were found indicating there was an approval. Mr. Khosrova states the Board needs further clarification of what was previously approved and Mr. Simonsmeier states he would like more time to do further research. The Board then goes into Executive Session at 9:09PM, the Board comes out of Executive Session at 9:18PM.

Chairman French states the Board needs more time to get clarification of the previous application and no additional SEQRA will be needed.

Meeting adjourned 9:22PM.

Respectfully submitted,

Erin Costa

Secretary