

Town of Ghent Planning Board

Meeting of 3/1/17

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

Called to order 7:02PM by Chairman French.

Bartlett House

–Application for site plan amendment to install a single light pole in parking area
Tax Parcel ID# 75.-4-1-59/75.-4-2-8

Chad Lindberg, the Engineer representing the Applicant, presents the Board with smaller copies of the plans for the addition of the one extra light at the far end of the parking lot. Mr. Ocean asks if it will be the same as the other lights, Mr. Lindberg states it is. Mr. Khosrova asks if it will turn off with the others as well, and Mr. Lindberg states it will. Chairman French asks if SEQRA is necessary and Mr. Khosrova states it is not since it is the same use as the previous application.

Motion to declare the Application complete and to schedule the public hearing for next month made by Mr. Walters, seconded by Mr. Ocean, all in favor motion carried.

Justin Madsen

–Application for site plan for 52' X 20' addition to existing building
Tax Parcel ID# 65.-1-22

Justin Madsen, the Applicant states he wants to put the addition off to the side of the old Chatham Steel building for storage of his van and materials. Mr. Madsen states he is looking to do 12' ceilings because he has a 10' van that needs to pull inside the building for loading. Mr. Walters asks if the pavement goes all the way to route 203, Mr. Madsen states it does. Chairman French states this is zoned Hamlett, but this was previously a commercial building. Mr. Simonsmeier adds the parcel already has the use variance. Chairman French asks if there will be any lights as everything is being kept inside the building. Mr. Madsen states he is going to keep those similar to what is there now, except maybe on more over the addition and will be dark sky compliant. Mr. Khosrova states to add to the site plan the notes that the lights will be dark sky compliant. Mr. Walters adds to put that as a condition of approval.

Motion to declare the Application complete and to schedule the public hearing for next month made by Mr. Walters, seconded by Mr. Ocean, all in favor motion carried.

DuBois Family Irrevocable Trust

–Application for minor subdivision
Tax Parcel ID# 65.-1-9.111

Carl Matuszek, the Engineer representing the Applicant, states they are breaking lot #3 off. Mr. Walters states they are basically creating a new lot, Mr. Matuszek confirms.

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

Chairman French asks if there are any questions or comments from the public – no response.

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

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

Motion to approve the application for a minor subdivision as presented and that it is in accordance with the master plan and zoning code made by Mr. Walters, who adds that it was the Applicant who had initiated the request for no further subdivision and it is the Applicant who is rescinding it, seconded by Mr. Machiz, all in favor motion carried.

Board reviewed the January 4th meeting minutes. Motion to approve the minutes as amended was made by Mr. Walters, seconded by Mr. Machiz. All in favor, motion carried.

Board reviewed the February 1st meeting minutes. Motion to approve the minutes as amended was made by Mr. Walters, seconded by Mr. Ocean. All in favor, motion carried.

God's Little Campground
–Application for special use permit
Tax Parcel ID# 92.-1-4.211

Chairman French states this is a continuation of the Public Hearing from last month of the Private Recreational Facility, and the Applicant has provided a table of events for the Board. Chairman French refers back to the February minutes and the only change in the events is to incorporate the adult supervision per child and therefore increase 120 to 150 for some events. Mr. Matuszek, the Engineer representing the Applicant states they are increasing the ratio of 1 adult per 4 children, which exceeds the minimum ratio of 1 per 6 by NYS guidelines and it doesn't need a permit from Columbia County because it is used less than 60 days per year. Mr. Walters states this is what the Board is approving and if anything changes they will need to come back.

Ms. Stoner asks if the Public Notice stated an increase in events, Mr. Matuszek states the Board just asked for them to document it. Mr. Walters states in the future it should be noted if it was not. Mr. Matuszek adds that historically this has been the same events, that is not changing.

Chairman French asks if there are any comments from the Public – no response.

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

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

Mr. Machiz states the Board should table the Approval to incorporate items into the resolution, Mr. Matuszek agrees. Mr. Khosrova states they didn't include the use from June 1st to October 1st in the draft resolution. Mr. Matuszek adds it should include 35 people a day for waste water, but is restricted by the chart provided and 12 months per year. Chairman French adds to revise #3 to all year, Mr. Khosrova adds the removal of #2. Mr. Walters adds #8 should include the dry hydrant is in configuration with the West Ghent Fire Department. Mr. Matuszek states to add the facility has room for 120 campers plus 30 staffers for a total of 150. Chairman French states to add the facility has the ability to maintain adequate sanitary facilities for attendee's and to add that any inspections done by the Board of Health be forwarded to the ZEO and a calendar of events be maintained by the Applicant. Mr. Machiz asks to add this be open for inspections by the ZEO. Mr. Khosrova states he will draft the resolution for approval next month.

Nelson

–Application for minor subdivision
Tax Parcel ID# 93.1-1-4

Chairman French introduces Peter Nelson the Applicant and states this is a continuation of the Public Hearing from last month. Carl Whitback, states he is the Attorney for the Applicant and that Mr. Nelson also hired an engineer and provided the report. Mr. Whitback presents the Board with a map of the roadway, which has existed for at least 10 years and works very well and they found no sign of drainage issues from the Nelson property. Mr. Nelson adds the swale actually diverts the water from the Chrysler property. Chairman French hands a copy of the report to the neighbor, Kim Chrysler. Ms. Chrysler asks what will happen in the future if the road gets paved at some point. Mr. Whitback states they can put it in the agreement not to pave the road and the only thing that will be done to road is just routine maintenance. Chairman French adds that if there are any changes to the road, except routine maintenance they would have to come back to the Board and she would be notified. Mr. Walters adds that any additional subdivisions would not affect the road. Chairman French adds that as an abutter to the road she would always be notified.

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 agrees a negative declaration.

Motion to approve the application for a minor subdivision as presented and it is in accordance with the master plan and zoning code and that a condition of the approval is that any improvements to the road the Applicant would need to come back to the Board, made by Mr. Walters, seconded by Mr. Machiz, all in favor motion carried.

General Roll Leaf Mfg. Co. Inc.
–Application for addition to existing building and parking
Tax Parcel ID# 73.-3-82

Applicant, the Engineer representing the Applicant, presents the Board with plans from the Army Corp. wetland, which shows no DEC set back as well as seven copies of revised plans which added the existing square footage and usage, the existing building is the manufacturing and the addition is for storage. Chairman French confirms that the Board all did a site visit and that this is the type of non-nuisance industry the Town wants. Mr. Walters asks if all access is from Falls Rd, **Applicant** confirms. Mr. Machiz asks if the side door is for truck deliveries, **Applicant** states it will be FedEx and UPS only.

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

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

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

Motion to approve the application for site plan and it is in accordance with the master plan and zoning code made by Mr. Walters, seconded by Mr. Ocean, all in favor motion carried.

Hawthorne Valley Association, Inc.
–Application for site plan approval for 20' round Yurt for children activities

Tax Parcel ID# 104.-1-8.111

Gary Ocean, the Applicants representative first recues himself from the Board, states the Yurt is a round tent on a wood platform and is an accessory use to the campground. Chairman French asks if this was a complaint received or someone drive by, Mr. Simonsmeier, the Building Inspector states he drove by.

Motion the Application is complete and schedule the public hearing April 5th made by Mr. Walters, seconded by Mr. Machiz, all in favor motion carried.

Chairman French states the Board should do a site visit and Mr. Ocean should bring some pictures to the next meeting.

Other Business:

Chairman French states the Board needs to come up with time frames for Applications/Special Use permits and make recommendations to the Town Board. For example if they get approval and don't pull a Building Permit or get a Building Permit and don't complete the work.

Chairman French suggests 90 day limit on the Approval of a Special Use Permit to get a Building Permit issued and then 1 year expiration on the Building Permit. Mr. Khosrova states this is in 190-D of the code book. Chairman French states Article 5, 190-17 add to Special Use Permits allowed up to 2 extensions currently. The Board agrees one year is fair for a Building Permit to expire.

Meeting adjourned 9:04PM.

Respectfully submitted,

Erin Costa

Secretary