

Town of Ghent Planning Board

Meeting of 5/3/17

Chairmen French, Member Stoner, Member Machiz, Member Walters, Member Ocean, Member Groom, Attorney Mitchell Khosrova.

Called to order 7:00PM by Chairman French.

Public Hearings:

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 is putting an addition onto the Chatham Steel Building so that he can pull his truck into the building and load the truck without exposing his products to the weather. Mr. Madsen adds that it is a pole barn type of building and that he is going to replace the roof with a charcoal colored steel roof.

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

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

Motion to approve the application for site plan review as presented and that it is in accordance with the comprehensive master plan and zoning made by Mr. Walters, seconded by Mr. Machiz, all in favor motion carried. Mr. Madsen states he will drop off 4 copies of the plans for stamping.

Lynn Hotaling

–Application for site plan approval for two dwellings on one lot

Tax Parcel ID# 103.-1-52

Chairman French states there is more than 50ft. between the two buildings required for two dwellings.

Motion to open the public hearing made by Mr. Walters, seconded by Mr. Ocean, 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. 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 special use permit for two dwellings on a single lot and that it meets the zoning code made by Mr. Walters, seconded by Mr. Groom, all in favor motion carried.

Cheffo Farms LLC/Collective Hotels & Retreats

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

Tax Parcel ID# 92.-2-7.200

Mr. Groom begins by asking how emergency officials such as the fire department, etc... will know where to go if there is an emergency, the Applicant from Collective Hotels and Retreats states they have already notified all and will have signs as well and they are now working with a new engineer and the Department of Health and will get Walt the new contact information for the engineer. Chairman French reads through the lighting information, Mr. Machiz asks if any lights will be on all night. The Applicant states the only lights left on will be inside the communal tent and LED solar lights to light the pathway to the communal tent. The Applicant adds they are reviewing things with the County to possibly drill a second well and will have to bring in electric under-ground for the tents as well as meeting with the County tomorrow for the septic. Mr. Machiz asks what will the capacity be, the Applicant states two adults per tent with the ability to bring in a cot for one or two children with the maximum being two adults and two children per tent. The Applicant notes they are also on an organic farm so everything they do has to comply with that. Chairman French states if they are going to have any dumpsters they will need to be screened, the Applicant states the dumpsters will be on a separate parcel owned by Cheffo Farms and will be making trips multiple times per day and will follow up with the exact location of the dumpster.

Ms. Stoner asks about the chimney's in some of the pictures and if they will have fire in the tents, the Applicant states they would like to do a small stove in the tents that would be lit by the employees. Mr. Walters states that would be a code issue that Walt would deal with.

Chairman French asks if there are any questions on the lease, Mr. Machiz asks if they could add the wording of Luxury Campground to the Special Use Permit, the Applicant states that would be fine.

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

Mr. Groom states he has a question on SEQRA, part I question 10 regarding animals, the Applicant states there is a species of bird that came up but believes it is all of Ghent not just Cheffo Farms. Chairman French states can do SEQRA and resolution next month, the Applicant states if the Board has other business she can look it up and come back to this. {Note: See continuation of minutes re: Cheffo Farms application below.}

Board reviewed the April 5th meeting minutes. Motion to approve the minutes as amended was made by Mr. Walters, seconded by Ms. Stoner. All in favor, motion carried.

Old Business:

God's Little Camp Ground
–Application for special use permit and modification to previously approved site plan
Tax Parcel ID# 92.-1-4.211

Mr. Khosrova states the Applicant wants to change everything at this point and suggests the Board deny the Application without prejudice due to pending changes and can wave or not wave the application fee when they reapply.

Motion to deny the current application for special use permit and modification to previously approved site plan without prejudice and to not wave the application fee made by Mr. Ocean, seconded by Mr. Machiz, Member Stoner, Member Machiz, Member Walters, Member Ocean, Member Groom voted for, Chairman French against; motion carried.

New Business:

Merrill & Ericka Johnson
–Application for subdivision of 47.46 acres into 3 parcels
Tax Parcel ID# 73.-2-43.211

Peter VanAlstyne, the Engineer representing the Applicant states they are subdividing a 47 acre parcel into 3 parcels. Chairman French states they need a note added to the maps stating no further subdivision to waive the conservation subdivision. Mr. Machiz asks what the zoning is, Mr. VanAlstyne states it is RA1 and he will have to check with the owner on the no further subdivision. Mr. Khosrova states there are ten items listed in Section 156-33, Mr. VanAlstyne states he is meeting with Ben Perry, the Highway Superintendent tomorrow. Mr. Groom states with the note of no further subdivision the Application would be complete.

Motion to declare the Application complete with note no further subdivision added and to schedule the public hearing for next month made by Mr. Walters, seconded by Mr. Ocean, all in favor motion carried. Mr. VanAlstyne states he will let Walt know by Friday.

Karen & Donald Hamilton
–Application for lot line adjustment
Tax Parcel ID# 83.-1-64&67

Peter VanAlstyne, the Engineer representing the Applicant states this is a lot line by the deed and it is an old subdivision from the early 80's and they want to straighten the lot out.

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

Cheffo Farms: Mr. Walters states the bird in question is the Short Eared Owl, the Board agrees the campground will not affect the species of bird.

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

The Board agrees to have the Resolution drawn before approving the application with the following conditions listed:

- Up to 10 sites plus a communal tent
- Location of sites based on the Department of Health approval
- Pat Prentergast is taken off the Application
- Environmental Assessment declared negative impact as discussed with the note added regarding the Short Eared Owl

- Wood stoves to be installed only per code for fire safety
- Sewage treated on site, with Dept. of Health approval
- Dumpsters to be screened and located off site per Dept. of Health Approval
- Only lighting approved is listed in the Application and all lights will be off at night except the communal tent and pathway lighting
- Lease agreement overview to be incorporated
- Number of people are a maximum of two adults and two children per tent
- Maximum of 20 employees
- Approval is for a Luxury Campground only

Other Business:

The Board enters into executive session regarding pending litigation, no decisions made.

Meeting adjourned 9:20PM.

Respectfully submitted,

Erin Costa

Secretary