Town of Ghent Planning Board Meeting, Wednesday, October 6, 2010

Board Members Present: French, Groom, Machiz, Rosenstreich Silver and Chair Walters

Public Hearing

101-1-14 Ryder Truck Rental, Inc.

Would like to lease out shop facility on Wilbur Circle, Commerce Park. Ryder plans to use this building as a fleet repair shop and all appropriate licenses and registrations will be completed through the appropriate agencies. Board member Silver asked about the maximum number of vehicles that would be parked outside of the building. Applicant answered only two to four vehicles would ever be parked outside the building at a time. Ginsberg's is Ryder's only client that would be serviced in this building. Ryder plans to sign a five-year lease from the property owner. All equipment inside the building will be portable. Board member Silver asked how waste oil would be stored and disposed of. Applicant answered that they will have inspectable records for all environmental disposals and that all waste receptacles will be stored inside the building. Landscaping: more trees will be planted around the building. No additional lighting will be installed outside of the building.

Motion was made by French, seconded by Silver to open the public hearing. No comments from the public. Motion was made by Rosenstreich, seconded by Silver to close the public hearing.

Board member Groom compared site plan amendment application to requirements in Town Code book. Board member French compared special use permit to general standards to Town Code book.

Motion was made by French, seconded by Machiz, to approve the site plan amendment and special permit as submitted by the applicant. There will be no more that five vehicles parked outside the building, and no more than two vehicles parked inside the building.

Machiz: approve, in compliance with Town of Ghent Master Plan.
Silver: approve, in compliance and continues purpose of building use.
Rosenstreich: approve, in compliance.
French: approve, good, non-nuisance business.
Groom: approve, 190-18 and 190-23, in compliance.
Walters: approve, in compliance and a non-nuisance business.

Board meeting was adjourned for meeting with Ted Guterman.

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