TOWN OF GHENT PLANNING BOARD 02 DECEMBER 2009

MINUTES

Chair Walters called the meeting to order at 7:03 pm. In attendance were Board members Martin Silver, Pete Nelson, Larry Machiz, Geoffrey French, Co-Chair Aaron Groom and new Board member Dana Rosenstreich.
Planning Board Engineering Consultant Carl Matuzsek PE LS of Chatham NY also attended.

Old Business
Tax Parcel 102.00-01-44.111
Haley, Joe
Carpenter Road, Ghent
Mr. Haley appeared before the Board. Chair Walters informed the meeting that he had spoken with Town Attorney Ted Guterman, Guterman, Shallo & Alford of Hudson, NY and with Mr. Haley regarding amending the language of the easement across tax parcel 103.00-01-22.02, providing access from Carpenter Road to the approximate19.0-acre subdivided parcel, approved at the 07 December 2007 Public Hearing.
Chair Walters asked Board members to review the language of the amended easement, and make a determination. Mr. Haley can then make a decision about the related land transaction. There was a general discussion and a review of the document. Mr. Machiz noted that as the original easement has been recorded with the County Clerk, the amendment is an issue between Mr. Haley and the Jennings.
Mr. French made a motion to accept the modified easement, as presented. The motion was seconded by Mr. Nelson and unanimously approved.

ACTION CHAIR WALTERS TO NOTIFY COUNTY CLERK HOLLY TANNER OF BOARD'S DETERMINATION

New Business
Tax Parcel 102.00-01-14.111
Application for Lot Line Adjustment
Jean E. Runyon Trust, Jean Montoya Trustee
Winters Hill Road, Ghent
Ms Carolyn Runyon appeared before the Board. She had previously provided written authorization to act on behalf of Jean Montoya. Ms Montoya wishes to sell approximately 6.803-acres to neighbors John and Marybeth Sullivan, owners of an abutting 2-acre parcel, tax parcel 102.00-01-14.112. Board members reviewed the application. It was noted that no new, separate building lot will be created.
A motion, to take the application for lot line adjustment to Public Hearing at the January 2010 meeting, was made by Mr. Silver, seconded by Mr. French and unanimously approved.

ACTION MS BARRIE TO PUBLISH PUBLIC HEARING NOTICE

Next Meeting
Given the coming holiday season, Chair Walters proposed that the Board next meet on Wednesday, 13 January, 2010, and that Application Night be held Wednesday, 06 January 2010. Board members agreed.

Tax Parcel 92.00-02-92.11
Application for Special Use Permit – Home Occupied Business
Coon, Paul & Kim
200 Soller Heights Road, Ghent
Chair Walters informed the meeting that Mr. Coon's appearance before the Board has been postponed until the January 2010 meeting.

Tax Parcel 76.00-01-01.00 & Tax Parcel 76.00-01-03.00
Application for Site Plan Review
Schuyler Companies
2595 State Route 66, Ghent
On behalf of the Applicant, representatives from the following companies were in attendance.

- Schuyler Companies of Latham, NY - including but no limited to CEO Ken Segel and VP Melissa Aucompaugh
- Golub Corp. Co. of Schenectady, NY dba Price Chopper – including but not limited to Steve Duffy and Joe Berman
- Infinigy Engineering & Surveying, PLLC of Latham, NY – including but not limited to Mike Tucker
- Creighton Manning Engineering, LLP (CME) of Albany, NY – including but not limited to Mark Nadolny
- Attorney Mitchell Khosrova of Chatham, NY, representing Schuyler Companies

Attorney William J. Better of Kinderhook, New York, and Tom Field PE, Clark Engineering & Surveying, PC of New Lebanon, New York, both representing Hampshire Company, owners of the present Price Chopper facility, were present.
Attorney Khosrova informed the meeting that representatives meet with Village of Chatham Board members on 12 November 2009 to request connection to Village water and sewage lines. The Village has not officially responded to the request.
Mr. Nadolny, representing CME, presented the 'Traffic Impact Study – Price Chopper, as prepared for Infinigy Engineering & Surveying, PLLC and dated 02 December 2009.' Studies were made of existing traffic intersections along State Route 66, including New York State Department of Transportation (NYS DOT) reported traffic accidents, relative to the proposed site. Mr. Nadolny said that peak hours for the present-day Price Chopper on State Route 66, are 4 pm – 6 pm weekdays, and 11 am – 1 pm on Saturdays. 'Levels of service,' based upon future scenarios, were reviewed. Possible locations for site driveways were discussed. There was a general discussion that included proposed traffic litigation, distance between the proposed driveways, and the potential for alignment with Payn Avenue.
Co-Chair Groom spoke of the importance of developing lands, in the State Route 66 business-commercial corridor gateway, in a manner that meets the goals of the Town's 2009 Comprehensive Plan. This led to a general discussion that included the topics of siting and planting of sizable trees, rail-trail right of way and facility lighting. It was

requested that the applicant provide sketches of the proposed site, from the perspective of a traveler on State Route 66. It was also suggested that the exterior of the site and the façade of the building be in scale and harmony with the rural nature of the area. Attorney Khosrova said the site will be 'dark sky compliant.' International Dark-Sky Association]

Chair Walters will confer with Attorney Khosrova regarding escrows for engineering consulting and community planning consulting.

It was agreed the Applicant will next appear before the Board on 13 January 2010.

ACTION CHAIR WALTERS TO MEET WITH ATTORNEY KHOSROVA AND DETERMINE ESCROWS

Tax Parcel 84.00-01-04.000
Application for Minor Subdivision
Coon, Richard
Stockport Road, Ghent

Mr. French made a motion to continue the Public Hearing. The motion was seconded by Mr. Machiz and unanimously approved.

Tax Parcel 92.00-01-24.00
Application for Amended Site Plan
Ghent Wood Products
State Route 66, Ghent

Mr. Nick Tipple and Mrs. Marie Meltz appeared before the Board. The owners wish to enlarge the business office. At mtg mapping, indicating an 24' x 32' addition was stamped and approved.

The Applicant would like to increase the office/showroom space to 24' x 40'.

A motion to approve the amendment was made by Mr. French, with the proviso that the Applicant provide a 'clean' survey map clearly identifying the expansion, along with a sketch of the proposed building, to be stamped by Chair Walters. The motion was seconded by Mr. Nelson and unanimously approved.

ACTION UPON RECEIPT, CHAIR WALTERS WILL STAMP REQUESTED 'CLEAN' MAPPING AND BUILDING ELEVATION DRAWING

Minutes

Mr. French made a motion to accept the 02 October 2009 minutes, as presented. The motion was seconded and approved.

Chair Walters and Ms Rosenstreich abstained, as neither was present at last month's meeting.

Application Nights

It was agreed that Chair Walters and Ms Rosenstreich will attend the Wednesday, 09 December 2009 Application Night.

It was agreed that Co-Chair Groom and Mr. Nelson will attend the Wednesday, 06 January 2010 Application Night.

Other Business

Chair Walters informed Board members that a joint meeting of the Planning Board, Zoning Board of Appeals, Zoning Enforcement Officer and the Town Board is being held Tuesday, 15 December 2009. The Town's Zoning Code will be reviewed at that time.

There being no further business, the meeting adjourned at 9:35 pm

SUBMITTED BY
BARBARA BARRIE
RECORDING SECRETARY