

Town of Ghent Planning Board Meeting, Wednesday, January 5, 2011

Board Members Present: Groom, Machiz, Nelson, Rosenstreich and Chair Walters

Old Business

Camphill - update

Michael Sullivan

Construction has started. Barn has been demolished. Foundations are complete. Permit approvals on everything but the driveway/entrance are finalized. More water testing will be done to check bacteria levels, all has been good so far. DOT will be approached again about the entrance.

Board member Rosenstreich recommended Camphill use local media to keep the public informed on progress.

Paul Calgango

Owns the parcel of land across the street from the new Price Chopper on Rte 66. He has been in talks with various businesses about building on his site. Hopes to return to February meeting with more details and drawings.

Molinari – Special Use Permit

Tax ID# 103.00-01-22.11 & 103.00-01-22.12

Francis Bossolini, PE

The Molinari's plan to re-submit their Special Use Permit application. Escrow account has been established. Ray Jurkowski needs survey of existing road conditions, conditions just before road cores are taken, and then after core samples have been taken. Ted Gutterman stated applicant will have to coordinate with Highway Superintendent and a hold harmless agreement must be completed. Boring of the site needs to be done. Mr. Gutterman asked that new application be submitted to himself, Ray Jurkowski and all Planning Board members. He stresses that everything needs to be updated/re-done: new application, engineers report, mining application, road borings, etc. NYSDEC was the SEQR lead agency previously. Town of Ghent Planning Board will apply for lead agency status for SEQR this time. Will continue at the next meeting.

New Business

Nature Institute – Site Plan Amendment

Tax ID# 104-1-30

Craig Holdredge, Director

(Board member Machiz recused himself from this portion of the meeting.)

The Nature Institute would like to construct a new wing on their existing building, which will be two floors. They would hold special events in this new space periodically throughout the year.

Maps of property, elevation sketches and lighting cut sheets were shown to Board. Parking area will not be paved, will be a green parking lot. Applicant was told that site plan must include a basic description of use of this expansion and proposed hours of operation.

Motion made by Nelson, seconded by Groom for public hearing to be held at the Planning Board meeting on February 2. Board approved.

Old Business

TWO RESIDENCES ON THE SAME LOT

Chair Walters recommends that this approval process still take place on a case by case basis, not written into the code.

General discussion held between Board members. This proposal has the potential to increase density of Ghent in huge numbers. Chair Walters will draft a letter to the Zoning Board of Appeals about this.

Minutes

October 6, 2010 minutes approved.

December 1, 2010 minutes approved.

#