

Ghent Planning Board Minutes, Wed., February 3, 2010

Board Members Present: Geoffrey French, Aaron Groom (co-chair), Larry Machiz, Peter Nelson Jr., Dana Rosenstreich, Martin Silver and Jonathan Walters (chair).

Public Hearings

Valdina, Tax Parcel ID# 75.4-1-57 / 75.4-1.59 – Lot line adjustment
Lot line adjustment to allow for property line move to center of Railroad Ave.. Motion for approval made by Machiz, seconded by Rosenstreich. Groom abstains from vote, all other approve. Maps were stamped by Chair Walters.

Motion for continuance to March meeting for public hearing on Peduzzi, Tax Parcel ID# 64.00-01-07 – minor subdivision, Leggett Road. Motion made by French, seconded by Machiz. All approved.

Motion for continuance to March meeting for public hearing on Szczesniuk, Tarcel Parcel ID# 75.04-01-46 – minor subdivision, Church Street. Motion made by French, seconded by Machiz. All approved.

Wild Associates & County Waste, Jeff Holt, Principal, Holt Consulting
County Waster Transfer Corporation, Falls Industrial Park Road, Application for a permit to construct and operate a solid waste management facility. Holt Consulting submitted seven (7) copies o the completed Application for Planning Board Site Review and supporting documents prepared for the development of Falls Road Industrial Park: Lot 2-02 by County Waste Transfer Corporation. Included with the submittal was: Application for Site Plan Review, General Site Plan & Building Elevation drawings, Hydrology Analysis & Stormwater Controls, NYSDEC Part 360 Permit Application Binder, and Lighting Luminaire Specification & Cut Sheet.

County Waste would like to construct a slab floor, pre-engineered building that will accept solid waste and construction & debris as a “satellite” facility, to transport to larger facilities in other parts of the state. Gil Raab stated that this operation would be termed a “Truck Transfer Station.” Board members questioned representative from County Waste, Ron Benson, and Jeff Holt of Holt Consulting on leeching, drainage, DEC requirements, set backs & boundaries, truck weights, traffic, employees, odors, County Waste history with facilities like this, etc.

Actions

- Board member French requested more detailed drawings.

- Ray Jurkowski stated that zoning issues need to be formulated and set back requirements must be met.
- Escrow will be needed before the application can be acted on.
- Board member Silver asked County Waste to provide the Ghent Planning Board with copies of all violations & results of such.
- Chair Walters to get Ghent Zoning Board Chair Kyle Wilber contact information to Jeff Holt, Holt Consulting.

Camp Hill

Camp Hill Representative Michael Sullivan was before Planning Board for a preliminary discussion of the organization's plans for the 110 acre parcel on Route 66 just below the Village of Chatham. The intended use for the property is an Elder Care Community that will include a frail care component. The organization has received a \$9 M grant from HEAL NY.

Camp Hill may seek a zoning change for this property. Michael Sullivan discussed site plan with board members. Wetland delineation of this property has been completed. Mr. Sullivan will bring a model of proposed land use when complete. Board Members question Michael Sullivan on water & sewer issues, water usage needs, protection water, holding tanks, numbers of new jobs to be created, building sizes, preservation of the existing barn and house, and certificate of need (which has already been filed with the Department of Health).

March meeting – Sullivan expects to have building plans, more detailed site plans and more maps. Site plans are being revised to exclude the west side (phase II) of this parcel.

Ray Jurkowski will begin the paperwork needed to request that the Ghent Planning Board be lead agency for SEQR.

Other Business

Lenny Collins, Harlem Valley Rail Trail Association was present to discuss rail trail on lands currently seeking development – Price Chopper and Camp Hill Village. Lenny will provide the Ghent Planning Board will maps of trails and list of owners of land that contains rail trails..

Update on Price Chopper

General discussion with board and residents.

January 2010 Minutes

January 2010 Minutes approved. Groom, Silver and French abstain.

Ray Jurkowski spoke of new laws regarding public Hearing and Seeker Notices. He will pass along this information to Town Attorney Ted Gutterman.

Gil Raab submitted a report listing variations from approved site plans for the dialysis center and Toyota to all planning board members – copy attached.

Resolution – urge enforcement of all issues on report submitted by Gil Raab on February 3, 2010. Motion made by Machiz, Seconded by Groom. All approved.