

## **Ghent Planning Board Minutes, Wed., March 3, 2010**

**Board Members Present:** Geoffrey French, Aaron Groom (co-chair), Larry Machiz, Martin Silver and Jonathan Walters (chair).

### ***Public Hearings***

Szczesniuk, Parcel ID# 75.04-01-46 – minor subdivision, Church Street. Five negative declarations. No public comments. Groom asked question about fence on property. Only septic is on lot #1. French requested something be written on deed that says septic is on lot #1. Also to be listed on deed – fence needs to be included and shown on map, with the caveat that it will be removed at a future date. Conditional approval was granted subject to these two conditions being in conformity with the Town of Ghent. Motion was made by Machiz, Seconded by Silver. All others approved.

Peduzzi, Tax Parcel ID# 64.00-01-07 – minor subdivision, Leggett Road. Only access to both parcels is 50' right-of-way. No frontage for either parcel. One house on property is located in the Town of Kinderhook, the other is Town of Ghent.

Actions: Was a special permit issued to have two lots on one parcel. Hearing is continued until April 7, 2010 Planning Board meeting.

### ***Camp Hill***

Camp Hill Representative Michael Sullivan and Jeff Sexton, Secretary of the Camp Hill Ghent Initiative Board, were 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.

Camp Hill has reduced the number and size of buildings, new drawing were obtained March 2. The barn already on the property – was inspected, not up to standard, and will be too expensive to rehab. Roadway leading to the barn area is "cost prohibitive." New maps show waste water treatment plant. This will be underground for the most part, only between 24" and 48" will show above ground. Working on feasibility with the NYSDEC. Will bring visual to next meeting.

Camp Hill is holding meetings in mid-March to discuss project. They expect it to be smaller than originally proposed.

A resolution was offered by Aaron Groom, seconded by Geoffrey French, and approved by all present, appointing the Town of Ghent Planning Board as the lead agency for the Camphill Elder Care Initiative during the State Environmental Quality Review Act (Article 8) of the Environmental Conservation Law to coordinate the environmental review of the proposed action.

The Planning Board must: 1) hold a public hearing for SEQR, 2) have a Town Board public hearing, and 3) host a formal site plan public hearing. Planning Board will declare lead agency status at the April 7 meeting and should hold a public hearing at the May 5 meeting.

### ***Other Business***

***Paul Coon, Lot # 92.00-02-92.11***, Application for Home Occupied Business Home Occupied Business would require a yearly renewal. Paul Coon stated that there will not be trucks and/or equipment in and out all day, all of his heavy equipment will not be on his property every day. Discussion of piles of materials on his property – dirt and mulch will be used to build berms and provide landscaping when the weather allows. French state that berms will need to be shown on property maps. Machiz asked if additional equipment and/or materials would be coming on to his property. Coon answered just to maintain road and property. Two neighbors were present at this meeting. Groom asked if vehicle maintenance will be done on property, and what noise levels and tools were used.

A public Hearing will be scheduled for the Planning Board meeting to be held on April 7. Relevant materials will be made available ahead of time. Chair Walters said there will be no time limits set for those present who wish to speak, but reminded all that they should try not to be repetitive.

*Actions:* Hours and days of operation must be determined. Materials to be stored on property must be determined. An outline of description of what work is to be done in and around maintenance building is required. Inventory of all equipment that will be on the property must be provided. Code requires screening – must state how that will be addressed. Machiz asked to receive statements of noise levels of operating diesel equipment.

Motion was made to hold a Public Hearing on this matter at the April 7, 2010 Planning Board meeting. Board Secretary, Kathy Burke, will send a list of abutters to Paul Coon attorney Mitchell Khosrova.

***Long Oil, Lot # 73.00-01-37.211***, requested change of site plan. Long Oil wants to change location of propane storage tanks to Industrial Park in West Ghent. Site plan must include appropriate wording – “existing” and “proposed.”

***Wild Associates & County Waste***, Jeff Holt, Principal, Holt Consulting Minor changes in site plans. Working with the Zoning Board for set-backs. Have an April 14 hearing scheduled with the Zoning Board. Chair Walters will get Wild Associates and County Waste in touch with the West Ghent Fire Department so fire plans and requirements can be completed. There will be no individuals dropping of garbage at this site. Commercial contractors can drop garbage at this site. Machiz asked if leachate would rely on gravity or would it be pumped, and how would potential leaks be discovered. Storage tanks will be checked

once per week. This system is designed as a tank in a tank in a vault. Very little possibility for leaks. Machiz asked if tanks are ever replaced? Only if there is a problem. French asked about DEC sprinkler requirements and city water systems. Silver asked where waste will be brought in from. Only Columbia and Green counties. Machiz asked about the most hazardous materials that could possibly be dumped here. Biggest worry is asbestos line pipes. When that happens, DEC is immediately notified. These materials are quarantined in an area by itself, in a special locked box. Liquids can also be a problem – like oil or gas from lawn mowers. Most can be cleaned up with powder and rags. Hydraulic leaked occur in vehicles and can be cleaned the same way. Co-Chair Groom asked about fencing around the property since only the southern side is residential. Fencing installed will be attractive and protective.

Plan to landscape and fence all property. Inbound truck will use voice box for access to property, outbound trucks drivers will be on the trailer side of the road to pass required paperwork. Machiz asked who had access rights to this property, Long Oil or County Waste. Need a survey done when construction starts, current drawings do not match reality. Turn around issues. Holt will research.

*Actions:* Need building elevations, landscaping plans, environmental designs (leeching, etc.), storm water information, site plan law requirements (lighting, etc.). Ray Jurkowski asked that employee parking be shown on site plan. Will attend April 7 meeting.

Ray Jurkowski will begin the paperwork needed to request that the Ghent Planning Board be lead agency for SEQR and will coordinate same with the Zoning Board of Appeals.

### ***Price Chopper Update***

Village of Chatham seems to be in no hurry to do anything about sewer and water.

### ***February 2010 Minutes***

February 2010 Minutes approved, with one change by Martin Silver: he abstained on vote of January minutes approval.