

## Town of Ghent Planning Board Meeting, Wednesday, March 2, 2011

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

### Public Hearing

Kinderhook Sportsmens Club  
Tax ID# 64-1-28

Some jurisdictional issues between the Planning Board and Zoning Board of Appeals need to be addressed before the application can move forward. The Kinderhook Sportsmens Club is a pre-existing non-conforming use property. They will need permission from the Zoning Board of Appeals to build an addition on their existing club house. Site plan review will be conducted by the Planning Board. Public hearing will be rescheduled for Wednesday, April 2. Abutters will be notified.

### Old Business

Nature Institute  
Tax ID# 104-1-30

Approval has not been granted for the proposed expansion on the Nature Institute building because no parking agreement with the May Hill Road Association has been found. New public hearing will be held on April 6. Abutters will be notified.

### Price Chopper

Board member Machiz brought up these items to be considered:

- east side of building is about 10' higher than the existing building. Asked if it can be broken up with another peak, more landscaping, something to obscure the building but not the signage.
- would like to ask Ian Law for landscaping comments.
- east facade – light packs on wall. Ask if these are necessary.
- entry road – too much light. Already have light pole on Route 66. Suggest remove stanchions and use bollard type lights. Ask for detail on design on guard rails.
- rail trail – path zigs and zags. Applicant needs to meet with officials from the Office of Parks Recreation and Historic Preservation.
- entry road – landscaping details needed.
- underground gas line shown on drawings. If they need gas, they need to show the tanks.

Chair Walters brought up these items to be considered:

- everything needs to be shown on drawings: trash receptacles, etc.
- north facade – currently shows a stockade fence. Planning Board has asked for berms, trees, landscaping instead.
- north shows no exterior lighting. Need to find out when this area will be lit.
- interior signage – route to travel to outside window for pharmacy must be shown. Ask if directional/on-site directional signs will be used.
- lights – ground is elevated, so all lights should be well recessed.
- Rail Trail – found out if a written agreement be needed.

Co-chair Groom brought up these items to be considered:

- outside signs are huge. discussion followed on square footage requirements for commercial structures.. Must determine which of the signs proposed by Price Chopper “commercial signs” or “informational signs” (which don’t add to square foot total). Code section 190-3 covers sign size.
- asked if curbs to connect the old property and the new property – will they be installed when the new building is being built. No they will not, but that is easily dealt with after the fact.

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