

Ghent Planning Board Minutes, Wed., May 5, 2010

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

Public Hearing

Ralph Gardener – lot line adjustment. Lot line adjustment was approved to merge parcels.

New Business

Lukas Coon, Tax Parcel ID# 92.000-0001-054.000000, minor subdivision. Low acreage, will go to Zoning Board of Appeals to get area variance. Motion made by French, seconded by Groom to go to Public Hearing at June meeting. All approved.

Stone Solutions, Tax Parcel ID# 84-1-49, amendment to site plan and special permit. Property owners would like to add “Old Ghent Farmer’s Market” on property. Would like to offer organic plants, produce, baked goods, poultry, fruit, etc. Proposed hours of operation are Thursday and Friday, 1-6pm, Saturday would be longer hours, and Sunday hours if all goes well. Front area of property would be used for parking. Side and back area will be used for vendor tables. Proposal includes addition of greenhouse to property. Total area for vendor table is 100’ x 100’. There are no Health Department requirements for raw food. No new signage will be added.

SEQR short form was completed. Letter of designation was obtained from property owner.

Actions: Property owner must make list of anticipated items to be sold. Table of Use Requirements limits this special permit to food and crafts only. New site plan must be done showing stone and market areas, entrances, and parking – everything must be up-to-date.

Motion was made by French and seconded by Groom to hold public hearing at the June meeting. All approved.

DeSouza, Tax Parcel ID#82-1-283, application for special permit. Property owner owns 18 dogs. All of the dogs are inside dogs, they are never allowed out of the house. Short Environmental Assessment Form was completed. Application for kennel permit was denied by Zoning Enforcement Officer Gil Raab. General discussion of care of dogs, odors and unsightly appearance caused by dogs, and distance of house from property line/road.

Actions: Need copies of licenses for all dogs. Owner must make statement in reference to doing all that can be done to keep the dogs inside at all times. Motion was made by French, seconded by Groom to hold public hearing at the June meeting. All approved.

Old Business

Peduzzi, Tax Parcel ID# 64.00-01-07 – minor subdivision, Leggett Road. Presented by Jeffrey Plass on behalf of the property owner. Notes were added to maps re: road maintenance agreement and no further sub-division. Maps were stamped for approval.

Long Fuel, Tax Parcel ID# 73.00-01-37.211, site plan amendment. Presented by Glen VanAlstyne. Discussion of dry hydrant problem. No easement, but there is agreement between neighboring property owner. Maps need to be re-done. Storage area will be only (primary) structure on property. Daytime only operation solely for storage of tanks. Special permit will state hours. Vehicles will also be address on special permit. Only empty tanks will be stored.
Actions: Maps need to be re-done. Screening issues will be checked.
Motion was made by French, seconded by Groom to go to Public Hearing at the June meeting, pending complete application. All approved.

Camp Hill

Camp Hill Representative Michael Sullivan, John Barry and Jeff Sexton, Secretary of the Camp Hill Ghent Initiative Board, were before Planning Board. Discussion of: wetland impact, lighting impact, elevation of buildings, proposed color schemes, entrance plan and notes submitted to DOT. Ray Jurkowski asked about grading. Michael Sullivan explained using maps. Ray Jurkowski asked about drainage at entrance. Michael Sullivan explained the process of water being caught, retained and cleaned. Not much traffic impact; most residents will not drive. Emergency roadway will be constructed, but will not be used every day.

There will be a special meeting held on May 19 for Public Hearing on SEQR. Status of Town Board: no action until SEQR hearing. Process is happening concurrently.

County Waste

Ray Jurkowski discussed information that needs to be added/amended to site plan, as addressed in his letter to Morris & Associates. Co-chair Groom asked about road frontage. There will be no vehicles left on-site overnight. There may be a trailer left overnight, but it will be inside the building.

General discussion with Ray Jurkowski and Board Members about site plans: drainage, fire systems, purpose of site, type of permit for proposed operation, DEC terms and requirements, suggested time limit on permit, provisions if ownership should change. Will request a list of DEC violations in New York State for the last five (5) years.

Motion made by French, seconded by Rosenstreich for the Town of Ghent PLanning Board to hold lead agency status for SEQR. Public Hearing will be held at June meeting. All approved.

Other Business

Discussion of proposed local law 2 & 3. Chair Walters will follow-up with Ted Gutterman.

Training for Planning Board Members: There is training available through the NY Planning Federation – can check out their website for details. The County also runs training seminar. Ray Jurkowski and Ted Gutterman have done “special problems” training. All Planning Board Members must receive four (4) hours of training every year.

Chair Walters will set up a training session with Ray Jurkowski and/or Ted Gutterman for in-house training. Topic will be “special permits and definitions” and will be held on Wednesday, June 16 at 7:00pm.

April 2010 Minutes

Motion to accept March 2010 Minutes made by Silver, seconded by Groom, approved by all others.