

Ghent Planning Board Minutes, Wed., June 16, 2010

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

Camp Hill Village

Part 1 EAF was revised/corrected. Reviewed revisions/corrections in Part 1 with all board members.

SEQR Part 2 questions were completed. Please send any revisions/corrections to Ray Jurkowski before the meeting on July 7.

Declaration to be determined at July 7 meeting. Michael Sullivan will distribute new CD's with all info to board members.

Public Hearings

Stone Solutions, amendment to site plan, special permit, Tax Parcel ID# 84-1-49, corner of Route 66 and County 9, Ghent.

(Martin Silver recused himself from this portion of the meeting.)

Board asked for additional info and details from applicant. Eric Carey described changes on map. General discussion of dumpster and port-a-potty fencing. Landscaping will be added, new sign will be going up on the existing building, signage will be related to farmer's market only. No outside advertising.

Jay Renfro, Esq. questioned limitation on signage. The sign will only be used for the businesses on site, nothing else. The sign on the building is lit – it is on a timer to shut off at 10:00 pm every day. General discussion of hand washing station. Discussion of set-back requirements.

Motion to open public hearing made by Machiz, seconded by Groom, all approved.

Don Epstein asked what will be happening inside the building on the property. Eric Carey answered that there will be no cooking or food service in that building.

Chair Walters asked what type of licenses are required by the Department of Health. Jay Renfro answered that each vendor must have their own license.

Larry Machiz complimented applicant on tremendously improved application, maps, etc.

Peter Nelson asked about vendor licensing. Jay Renfro answered that each vendor will be responsible for their own licensing.

Don Epstein asked where the vendors will be parking and will they bring extra vehicles that will be parked in their display area. Jay Renfro answered that it is impossible to predict on any given day. It will depend on the season and what products will be available.

Don Epstein asked how much total traffic could be expected and will there be pull behind trailers. Aaron Groom stated that there will be a maximum of 25

vendors so the maximum would be 25 vehicles in and 25 vehicles out. Most vendors will have a truck and a trailer. Aaron Groom asked applicant where the trucks will be parked and where the trailers will be parked. Jay Renfro answered that everything will only be in the designated vendor parking area. No vehicles of any kind will be parked in an area that is not a designated parking area.

Don Epstein asked if an entrance will be created on Route 66. Jay Renfro answered that the entrance on Route 66 will only be used for the house on the property, not for the farmer's market.

Peter Nelson asked if the applicant could use some sort of temporary barrier on the Route 66 entrance so people do not try to use it. Jay Renfro will discuss that with the property owners.

Co-Chair Groom asked about hours of operation. Applicant answered that hours of operation will be: Monday through Sunday 7:00am-6:30pm; Vendors, Thursday through Sunday 7:00am-8:00pm. Market will open at 8:00am.

Doris Epstein stated that hours at other farmers markets in this area seem to be only one day per week for about four (4) hours only. Thinks these proposed hours seem way too long. Jay Renfro asked the Board what they think reasonable hours would be. Larry Machiz asked what other markets open as early as 7:00am. Chair Walters asked if these hours will be for all 12 months. Jay Renfro answered that Eric Carey and Jocelyn Tarana plan to be open year round. They hope to have vendors year round if they can. Chair Walters stated that neighbors concerns are very important. Don Epstein suggested the farmer's market be open only one (1) day per week, for four (4) to five (5) hours only.

Chair Walters recommends working out a provisional permit for the farmer's market and asks all parties present to negotiate acceptable hours of operation.

Jay Renfro, Jocelyn Tarana and Eric Carey asked for a brief recess to discuss hours of operation.

Ms. Tarana proposed the following hours for the farmer's market: Monday through Wednesday, closed; Thursday through Saturday 8:00 am to 7:00pm; and Sunday 9:00am to 7:00pm. This will change seasonally as it gets darker earlier – closing hours will be dusk.

Co-Chair Groom asked if vendors will be using generators. Mr. Carey said no, the vendors will have access to electric on-site. Chair Walters said there will be no significant outside noise as per the Town of Ghent Code.

Motion to close public hearing was made by Dana Rosenstreich and seconded by Peter Nelson, approved by all others.

Short environmental assessment form was completed. Board approved negative declaration.

Motion made by Machiz, seconded by co-Chair Groom to approved 60-day provisional permit for application as submitted by Old Ghent Farmer's Market with all new materials and amended hours of operation and subject to new conditions and uses as submitted on site plan. Provisional permit will expire August 19, 2010. Applicant must renew before then, or come before Planning Board again.

Machiz: Approve. Wishes Mr. Carey and Ms. Tarana good luck and stated this be nice for Ghent. He urges them to work positively with all neighbors.

Nelson: Approve. Thinks this will be good for the community. Urges applicant to work with all neighbors.

Rosenstreich: Approve. Good plans, conditional permit is good.

Co-Chair Groom: Approve. In accordance with the Master Plan and Site Plan Review. Keep all safety concerns in mind.

Walters: Approve. 60 day provisional permit. Much improved application.

Chair Walters should have provisional permit ready for applicant by Friday, June 18, 2010.

{Planning Board Member Larry Machiz departed at this time.}

DeSouza, special permit for dog kennel, Tax Parcel ID# 82-1-28.2, State Route 9H, Ghent. Went to clinic at Town Garage today to get rabies shots for all 12 dogs that they will have at this location. There will now be two (2) full-time employees in the house to watch over dogs.

If there are any complaints, Chair Walters request that the property owners allow the local SPCA to come inspect the property and the dogs. Applicant agreed to this condition.

Motion was made by co-Chair Groom, seconded by Nelson to issue permit for dog kennel to the DeSouzas.

Nelson: Approve. Meets Code and Town of Ghent Master Plan.

Rosenstreich: Approve. In compliance with Town of Ghent code.

Silver: Approve. In compliance with Code and all requests were met by property owners.

Co-Chair Groom: Approve. Meets code. These are personal dogs, no profit for a kennel.

Chair Walters: Approve. Meets code.

Mountain View Masonry, site plan amendment and special permit, Tax Parcel ID# 73-1-12.1, State Route 9H, Ghent. Applicant did not return to the special meeting held on June 16.

New Business

Chair Walters will write a letter to the Town Board re: commercial access law on Industrial Falls Road.