

Ghent Planning Board Minutes, Wed., June 2, 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

Lukas Coon, minor subdivision, Tax Parcel ID# 092.000-0001-054.0000000, Tallerico Rd., Ghent.

Mr. Coon received approval from the Zoning Board of Appeals for area variance and brought new maps. SEQR short form completed May 5, 2010.

Co-chair Groom asked about existing and proposed wastewater and setbacks.

Motion to open public hearing made by French, seconded by Silver, approved by all board members present. No comments from the public. Motion made by French, seconded by Silver to close public hearing.

Motion made to approve subdivision as proposed, variance accepted in keeping with master plan, Town of Ghent, made by French, seconded by Silver. All board members approve.

Maps were stamped for approval.

DeSouza, special permit for dog kennel, Tax Parcel ID# 82-1-28.2, State Route 9H, Ghent.

Motion made by French, seconded by Silver to open public hearing. No comment from public. Motion made by French, seconded by Silver to continue public hearing to next regular meeting scheduled for July 7, 2010. All board members approved.

Long Fuel, site plan amendment, Tax Parcel ID# 73.00-01-37.211, Falls Industrial Park Road, Ghent.

Pete VanAlstyne spoke on behalf of Long Fuel. Original driveway was on neighbor parcel, no easements. Moved driveway back to Long Fuel property. Removed stone and old driveway. All tanks will be kept in shed on property. Only existing lighting will be used. This will be a storage facility only, there will be no full-time employees on site.

Motion made by Machiz, seconded by French to open public hearing. No comments from the public. Motion made by Machiz, seconded by French to close public hearing.

SEQR short form completed. Negative declarations from French, Groom, Machiz, Nelson, Silver and Walters.

Motion made by Machiz, seconded by French to approve revision to site plan to add 30' x 50' storage shed to site in accordance with the Comprehensive Master Plan of the Town of Ghent and the Town site plan regulations. All board members present approved this motion, on the condition that the propane tanks

being removed from Long Fuel's Railroad Avenue site are permanently removed, and that there be no storage of propane tanks at Long's Railroad Avenue site.

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.)

Eric Carey reviewed new map with Board members. Had photos of property to show Board members. Stated that the maximum number of vendors they would allow will be 25. The vendor parking area is 150' x 60'. Port-a-potty with wash station will be on back corner of property.

Board member Machiz asked about square footage needed for parking and for driving in and out of the property. Mr. Carey answered that they have space for 30 parking spots for customers.

Chair Walters asked if there are any provisions in case the parking lot becomes full. Mr. Carey answered that they will remove more stone from the property if more parking is needed.

Motion made by Machiz, seconded by Nelson to open public hearing.

Doris Epstein asked what vendors will be participating, will it be mostly farmers or restaurants. Jocelyn Tarana showed a list of potential vendors.

Doris Epstein asked if any alcohol be served on the property. Ms. Tarana answered that they do not have a liquor license, so no alcohol is allowed on the property. There will be cooking done on the property – breads, chicken, produce. Caterers must be certified by the Health Department – they must have an off-premise catering license.

Board member Machiz asked about cooking odors. Ms. Tarana answered that there would be odors from the cooking. She used the example of the Ghent Fire Department having a bake – odors are present while cooking is happening.

Don Epstein stated that traffic will be a very important issue as there is only one entrance onto the property. He foresees people parking along County 9 and people walking back and forth. Asked if there will be some sort of protection near the gulley by the side of the road. Mr. Carey answered that there is no reason to believe people will have to park on the road, as there should be ample parking on their property.

Jen DeRosa said is fully supportive of a Farmers Market in Ghent and thinks it will be great for the local community.

Eric Carey asked the Board if they would be “farmers market” or “agricultural.” Board member French explained that they would be “farmers market” and showed Mr. Carey the definition of a road side stand.

Barbara Barry asked about the season and hours of operation. Ms. Tarana answered that they plan to be open year round. The proposed hours of operation are: Monday-Wednesday, 7am-6:30pm; Thursday – Sunday, 7am-7pm for outside vendors. They will only be open during daylight hours, no outside lighting will be added to the site, so hours will change slightly with the seasons.

Co-chair Groom spoke of the circulation of traffic in the area. There will be one entrance and one exit, both on County 9, not on Route 66.

Co-chair Groom asked about dust and screening. Mr. Carey answered that ½" gravel will be put down to keep dust down on all drivable areas.

Chair Walter talked about conditions of screening. County 9 needs screening that looks nice. Mr. Carey will add trees to that side of the property as they are financially able to do so. Chair Walters stated that property owners must come back with a landscaping plan and time frames that work will be completed at the next special Planning Board meeting being held on June 16.

Because this is a prime time of year for this type of business, Chair Walters will try to draft a special permit to be used on a temporary basis until the special permit is approved.

Barbara Akers commented that the Planning Board gave Ms. Tarana and Mr. Carey a list of things needed to be done at the last meeting, and now the Board seems to be adding more. Board member Machiz stated that Mr. Carey and Ms. Tarana were invited to meet with him and Co-chair Groom on May 26 to review everything for the application, but they did not show up. Board member Machiz told Ms. Tarana and Mr. Carey that he would like to see the following at the special meeting to be held June 16: clean drawing of entire site, not a penciled in version; he stated that having the vendor area in a grassy section of the property would help with dust on products; show where the ½" gravel will be put on site; what specific date will the existing sign be removed; what will be left on the property when the market is not open; list of products to be sold; and would like to see the relevant section of the zoning code on the application.

Ms. Tarana and Mr. Carey reiterated that the proposed sign will not be illuminated. They will the same sign that is already on the property and will be giving it a permanent base.

Co-chair Groom stated that the drawing needs to be a permanent map of the property so all zoning issues can be easily enforced. Applicants were instructed to attend the Application night on June 9 to complete their application and to verify any outstanding issues.

Motion made by Nelson and seconded by French to close public hearing. All board members approved.

Applicant was instructed to return to the special meeting being held on June 16.

Kate Smith, minor subdivision, Tax Parcel ID# 73-1-65. Old Post Road, Ghent.

This property is already unofficially subdivided by County Route 9. The property is 16 acres on the east side, and 4 acres on the west side.

Motion made by French, seconded by Machiz to open public hearing. Not comment from public. Motion to close public hearing made by French, seconded by Machiz, all others approved.

SEQR short form completed. Board member Machiz abstain, all others offered negative declarations.

Minor subdivision was approved and maps were stamped.

Old Business

Camp Hill Village – Application for Zoning Changes, SEQRA Aspects

Michael Sullivan met with Ray Jurkowski and Chair Walters. Mr. Sullivan submitted the SEQR Scope Addendums as developed during this meeting. This list was discussed.

Ray Jurkowski spoke of possible water needs of Phase 2. These need to be identified even if they are never used. He explained that the proposed new entrance meets DOT standards. Camp Hill Village will make sure that the rail-trail is properly maintained on their property. Culverts and run-off areas will be reviewed.

SEQR Part 1 questions were completed.

SEQR Part 2 questions will be completed at the special meeting being held on June 16.

County Waste

Planning Board is lead agency. Jeff Holt and Ray Jurkowski reviewed items that need to be addressed. County Waste submitted letter of recommendation from the Mayor of Troy and the Town of Clifton Park Supervisor.

Jeff Holt explained changes made to the site plan since the last meeting they attended. The building on site has been reduced. There will only be a single trailer bay. These changes have a big effect on storm water drainage. Only asphalt paving on some parts, stone surface on others. There will be fence erected around the entire piece of property.

Co-chair Groom asked if the screening will be inside or outside of the fence. Mr. Holt answered that screening will be outside of the fence.

Board member French asked about run-off on site. The natural drainage course on property ends up in Widows Creek. The map appears to show the flow going upstream through a culvert. Mr. Holt led a discussion of this issue and showed new maps of drainage areas.

Board member French asked about waste water treatment. Mr. Holt explained how the project will go through a SWIP, and the water in the building will go through a leachate system.

Board member Machiz asked about leachate system piping. Mr. Holt explained the piping that will be used, and stated there will be insulation around the pipe, and explained the trough that the pipe will be in. The DEC has not responded to County Waste yet about using single DCP piping. There are no requirements for piping right now. Pipes will be laid out under the cement, not in the cement.

Board member Rosenstrich asked about potential freezing problems in the winter. Mr. Holt answered that they anticipate no problems, because the water runs through the pipes too quickly to freeze.

Ray Jurkowski asked about the building size change and what things will be in the building overnight. County Waste Rep. Ron Benson explained different collection containers that will be used on this site, and what they will hold. None of the garbage being collected on this site is odorous.

Ray Jurkowski will be doing a site visit to view any possible problems with Long Oil property next to this parcel.

Ray Jurkowski and Jeff Holt discussed drainage on this property.

Co-chair Groom asked about septic on the property, and asked if any correspondence has been received from the County yet. County Waste is still trying to get approval from the County. Septic on site will be minimal as there will be only be one employee on site.

New Business

Mountain View Masonry, site plan amendment and special permit, Tax Parcel ID# 73-1-12.1, State Route 9H, Ghent.

Richard Schumann explained his proposal to use existing building and the property.

Board member Machiz would like to see all businesses listed on the application. There are three proposed businesses: brick retail (already has amendment to operate); contractor facility (trying to add to permit now); and automotive retail sales (already has amendment to operate). The map submitted by applicant is not detailed enough to show everything that will be on the property. Property owner must show equipment storage, brick storage and retail auto sales area.

Chair Walters discussed application process and requirements. Property owners has attend application nights on two occasions. The map submitted must also include a landscaping plan and time frame and should include fencing to keep equipment behind. Instructed applicant to study the special permit section for site plan review.

Applicant will return to the special meeting being held on June 16.

Other Business

Paul Coon has withdrawn his application for a Home Occupied Business.

Motion made by Rosenstrich, seconded by Machiz, to deny HOB application based on letter of withdrawal from property owner's counsel.

Machiz: use doesn't appear to be in accordance with the standards for an HOB or the Town of Ghent Master Plan.

Nelson: abstain.

Rosenstrich: not in keeping with Town of Ghent master plan.

Silver: based on lawyer's letter to withdraw application

French: does not meet the standards for an HOB and is not in accordance with Town of Ghent master plan.

Groom: does not meet the standards for an HOB and is not in accordance with Town of Ghent Master plan for a home occupied business.

Walters: does not meet the standards for an HOB and is not in keeping with Town of Ghent master plan.

MOTION PASSED.

Richie Coon, minor subdivision. Land was in CI zone, now residential. Request public hearing for July 7 meeting. Motion made by French, seconded by Rosenstreich, approved by all others to have public hearing for Richie Coon at July 7 meeting.