

Ghent Planning Board Minutes, Wed., July 28, 2010

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

Public Hearing

Robert Cohen, Tax Parcel # 73.00-01-78, application for site plan review. Also present, George and Linda from Morris Associates.

George reviewed site plan maps – showed building elevations, lighting changes, landscaping that was added and topography that was added. There will be dry sprinklers and alarms in this building. Co-chair Groom asked how many exterior lights there will be. Applicant answered that exterior lights will be on door openings and loading bays. They will be turned on as need during business hours only.

Motion was made by French, seconded by Rosenstreich to open public hearing. As there were no questions or comments, motion was made to close the public hearing by Silver, seconded by French.

Machiz asked about septic in the new building. Applicant answered that the septic system already exists. Silver asked if there will be any change in business purpose. Applicant answered no, but has hopes for business growth.

Motion was made by French, seconded by Rosenstreich to grant revised site plan approval on completion of County approval. Machiz approved, Nelson approved, Silver approved, French approved, Groom approved, Walters approved and Rosenstreich approved.

New Business

Robert Greenberg, Tax Parcel ID# 103-1-34.211, Application for Special Use Permit to build two additional buildings on this property. Motion was made by French, seconded by Groom to hold public hearing on Wednesday, August 18.

Camphill Village Ghent

Present for applicant: Michael Sullivan, Bill Vogt and Jeff Sexton.

DOT update: Ray Jurkowski attended a site meeting with NYS DOT, NYSDEC and Office of Parks & Recreation to review issues of existing entrance. Discussion of impacts and sight distances were re-evaluated.

Camphill asked for speed reduction on that portion of Route 66 from the Town of Ghent. This will require approval by the NYS DOT. NYS DOT has responsibility for the entrance, the Town of Ghent has no say on where the entrance should be. NYS DOT is basing their recommendation on a "full build" (completion of both Phase 1 & Phase 2).

Co-chair Groom asked how many spruce trees could be saved if the existing driveway onto the property was used. Michael Sullivan answered that most could be saved, except for the trees close to the edge of the driveway.

Camphill would try to maintain as many as possible. The Office of Parks & Recreation and NYSDEC Army Corps of Engineers came to look at wetlands on the property. Army Corps of Engineers wants to leave the entrance where it is to help preserve as much of the wetland area as possible.

Ray Jurkowski sent technical comments to Michael Sullivan. They discussed: grading, storm damage, areas of disturbance, open space and wetland areas. Michael Sullivan prepared drawing for this meeting which detailed: building heights, parking, wetlands, tree heights, no speed bumps, emergency entrance to use as needed, buried propane tanks for heating & cooking use, storm infrastructure, septic collection & waste water tanks, water lines & hydrants, utilities will run under the road, turn around area & amount of asphalt that will be on the property, the sizes and drainage of existing ponds on the property, the generator for the adult care section and required by the NYS Dept. of Health, and there will be no sidewalks on the property.

Chair Walters stated that Ted Gutterman has asked that the Planning Board endorse the concept of this project in writing to the Town Board. Chair Walters will include SEQOR information with the letter to the Town Board.

General discussion of open space requirements.

Machiz asked about definition and PRD requirements. Applicant answered that the zoning notes on the drawings answered this.

Machiz would like applicant to provide code requirements and expectations of parking on the property when it is fully operational. Applicant will provide information.

Motion to hold public hearing on Wednesday, August 18 for site plan review and special use permit.

Minutes of previous meeting were approved with noted corrections:

May 19: Motion made by Silver, seconded by Machiz

June 2: Motion made by French, seconded by Silver.

June 16: Motion made by Machiz, seconded by French.

July 7: Motion made by Silver, seconded by Rosenstreich.