

Ghent Planning Board Minutes, Wed., July 7, 2010

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

Public Hearings

Richard Coon, Tax Parcel #82.00-01-04.111, application for minor subdivision. Motion was made to open public hearing by Machiz, seconded by French, all others approved. No comments from the public. Motion was made to close public hearing by Machiz, seconded by French, all others approved. Short form completed – negative declaration. Motion was made by French, seconded by Groom to approve application for minor subdivision. All board members present agreed, stating subdivision would be in compliance with the Town of Ghent zoning and Comprehensive Master Plan. Maps were stamped for approval.

New Business

Robert Cohen, Tax Parcel # 73.00-01-78, application for site plan review. Due to fire at Amanda's Fireplace in mid-May, applicant would like permission to use new shed on property that will act as temporary showroom, and will remain on property to be used as storage after new building is completed to replace Amanda's Fireplace. Building plans have been submitted. Lighting issues were discussed. Front was discussed. Former Planning Board requested trees/landscaping to property. The applicant has agreed to have a dry (chargeable) sprinkler system and a heat and smoke detection system installed in the new building. Landscaping must be included in all plans.

Motion was made by Silver, seconded by Machiz to hold public hearing for application at the special Planning Board meeting to be held on Wednesday, July 28, 2010. All others approved.

Camp Hill Village

Present for applicant were Michael Sullivan; Bill Vogt, President, Camphill Ghent; and Jon McAlice.

Discussion of revised/corrected SEQR form was held with Ray Jurkowski. Ray Jurkowski handed out draft Negative Declaration letter for review.

Traffic issues were discussed. Applicant stated that most people who live on site will not have cars or do much driving. People who live in the townhouses and staff members will be the only people driving to and from the site on a regular basis.

Archeological/historial impact was discussed. Discussion on the farmhouse that is currently on the property. This house will be used as a field office while construction is in progress, then will be torn down. The applicant asserts that the cost to bring the house into good repair is too prohibitive, and the way the house is designed does not make it compatible for any use by Camphill

Village residents or staff members. The wetlands near where the house currently stands will be mitigated appropriately. Discussion of maps and view of buildings as seen by neighbors.

Rosenstreich very strongly objects to destroying farmhouse that currently stands on this property. Michael Sullivan will include language in a Phase II proposal stating that architectural features of the farmhouse will be included in any new construction. Also, the applicant is willing to give the house to anyone who wants to move it.

Co-Chair Groom had visual impact questions. Applicant stated that most trees on the property will be maintained. Maximum building height allowable is 35'; applicant agreed that no building would be higher than that height. Discussion followed of tree heights, building heights and grading of land, and maps were shown.

Ray Jurkowski will accept Negative Declaration and make minor changes as discussed. Motion was made to approve Negative Declaration by French, seconded by co-Chair Groom, approved by all others.

Motion was made by French, seconded by Silver to forward application to Town Board. Approved by all others.

County Waste

Present for applicant were Jeff Holt and Ronald Benson of County Waste.

Town Board has proposed language for road frontage to be discussed at their July 15 meeting. Jeff Holt led discussion of latest drawings and application. Floor inside building will be graded. Outside of building will be "County Waste" blue. Shown drawing of scale house, which is a small structure. Signage will follow along with NYSDEC permit application requirement. Sample sign photo was submitted for review by board members. Septic will meet Columbia County approval. Storm Water Pollution Prevention Plan is under revision. Ray Jurkowski submitted a list of requirements for the applicant to Jeff Holt. Security fence location and screening was discussed. Applicant will install odor mitigation systems on site. NYSDEC requires odor mitigation systems. Traffic patterns were discussed. Discussion of the ground on site – it is mostly soil, not deeply imbedded roam, loam and silt. Digging for building process should not be a problem.

Old Business

Motion to approve May 5 minutes with minor corrections made by Rosenstreich, seconded by Silver, approved by all others.