

Town of Ghent Planning Board Meeting, Wednesday, August 18, 2010

Board Members Present: French, Machiz, Nelson, Silver and Chair Walters

New Application

Town of Ghent Volunteer Fire Company (Chair Walters recused himself from this portion of the meeting.) Tax Parcel ID# 75.4-1-35, Application for Site Plan Review

Bill Wallace, Architect and Mitchell Khosrova, Esq. (attorney and Fire Dept member) spoke of application for site plan review. The Fire Dept. would like to add an addition to the existing truck bay to get more space inside for bigger trucks. No new survey has been done to the property, but the Fire Dept. does have a bank willing to finance property.

Board member Machiz is concerned without outdoor lighting, lack of downcast lighting. Mr. Wallace said that existing lighting wattage can be changed or they can change shades or whole fixtures if necessary. Board member Machiz stated that all new/reviewed buildings are now required to have downcast lighting. Mr. Khosrova said bright lighting is needed for training periods, but motion detectors could help lighting issues. There are cost concerns for lighting issues.

SEQR short form was completed. Negative declaration from all board members present.

Motion was made to hold public hearing on Wednesday, September 1, 2010 by board member Silver, seconded by board member Machiz. Motion passed.

Public Hearing

Robert Greenberg, Tax Parcel ID# 103-1-34.211, Application for Special Use Permit.

Special Permit Application submitted to have two dwelling on this property.

Motion to open public hearing made by board member Machiz, seconded by board member French. Motion passed.

No comments from the public.

Motion to close public hearing made by board member French, seconded by board member Silver. Motion passed.

Motion to approve application as presented made by board member French, seconded by board member Machiz. Machiz: in accordance with Town of Ghent Comprehensive plan; Nelson: large enough parcel for two buildings, even if the lot is someday subdivided; Silver: in accordance with Town of Ghent master plan and lots of open space still available; French: lot can be subdivided

if needed, and in accordance with Town of Ghent master plan; Walters: in accordance with zoning code and Town of Ghent master plan. Motion passed.

Camphill Village

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

No comments from the public.

Motion made by board member Silver, seconded by board member French to close public hearing. Motion passed.

Chair Walters stated that Town Attorney Ted GUTterman would like to approve PRD.

Michael Sullivan spoke about issues brought up at the last meeting. More detailed maps were provided to all board members. Included in new drawings: landscaping plans and detailed site plans; covered walkways at the adult home; fences on property; water & sewer service to Manual Arts Building; parking breakdown as per Zoning Code requirements (some discussion of handicapped space requirements); areas of disturbance and tree lines; and open space plan.

Board member Machiz asked if Camphill plans to work with the Rail Trail to maintain the trail on Camphill property. Michael Sullivan answered yes.

NYS DOT is reviewing new access road, rail trail and wetlands in the area of the existing entrance and the proposed new entrance to the property. NYS DOT would like the new driveway. NYS DEC would prefer the old driveway to help preserve existing wetland area. NYS Parks & Recreation would like to maintain the current entrance as well.

The loop road into property may be reconfigured before the next meeting. NYS DOT would like to try to work around existing wetland areas.

RESOLUTION: recommend that everything the Town of Ghent Planning Board has seen so far indicates that Camphill Village will meet PRD zoning change pending further site plan review.

Motion made by board member Machiz, seconded by board member Nelson.

Machiz: have received extensive filings from applicant and have reviewed them all. Find all submitted info acceptable of approval with the exception that the entrance on to the property may change. Town Board needs to approve PRD zoning change. No objection have been heard from the community and there are many benefits to the Town if this project proceeds.

Nelson: no opposition from Town. Applicant has worked hard to meet all requirements. Recommended Town Board approved PRD zoning change.

Silver: recommend Town Board grant PRD status. Meets Town of Ghent Master Plan requirements and there has been no objections from the community.

French: recommend Town Board grant PRD status. Meets all requirements outlined in Town of Ghent Master Plan.

Chair Walters: lots of documents received from applicant to date. SEQR review resulted in negative declaration. Applicant has provided all information as requested. Recommended Town of Ghent grant PRD status.

Ray Jurkowski said to include negative declaration and SEQR info with letter to the Town Board when asking them to grant PRD status.

Applicant will return to September 1 meeting to review resolution to amend site plan.

New Business

Long Oil: existing circular driveway doesn't work. It is too tight for the trucks to turn in. Set back requirements are in order. Would like minor amendment to site plan.

Motion made by board member French, seconded by board member Nelson to allow modification of site plan. Machiz: approve amendment to site plan, and use stamp to indicate it's an amendment to maps that were approved on June 2, 2010; Nelson approved; Silver approved; French approved; Chair Walters approved and re-stamped maps.

Richard Schuman, Richies Sales LLC dba Mountain View Masonry and Landscape Supply, Tax Parcel ID# 73-1-12, application for site plan review.

Motion made by board member French, seconded by board member Nelson to hold public hearing for site plan review at the Planning Board meeting to be held on Wednesday, September 1, 2010. Motion passed.

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