

## Town of Ghent Planning Board Meeting – Wednesday, September 7, 2011

**Board Members Present:** French, Groom, Machiz and Rosenstreich

**Also Present:** Town Attorney Ted Guterman and Mark Huston, ZBA Chair

### *New Applications*

#### **Nature Institute**

Special Use Permit amendment and Revised Site Plan

Tax Parcel ID# 104-1-30

Planning Board member Machiz recused himself from this portion of the meeting. Zoning Board of Appeals Chair Mark Huston filled in as a substitute Planning Board member so a quorum could be reached.

Presented by Cheryl Roberts, Esq.

The Nature Institute was sued by neighbors Clark/Lefkowitz and have decided to submit new applications. Septic, water, drainage, traffic and line of sight are the five main areas that will be addressed. Ms. Roberts attended application night in July. Ghent Code 190-18 was discussed – narrative is provided for all points of this section of the Town Code. Brief presentation on all of the points listed in the special use permits, general standards. Many of the neighbors on May Hill Road support the Nature Institute. They are already operating on a Special Use Permit and will continue to do so whether or not this amendment is approved. They would like the amendment added to their permit so they can expand their use.

Presented by Michael Sullivan, Crawford Engineering

*Main points discussed in more detail:*

Water/Sewer: the house on the property was originally a three bedroom home averaging 150 gals/day. When an event is going on, they expect to average 450 gals/day. Nature Institute using water saving measures. A sewer inspection was completed. One baffle needs to be replaced and that repair has been scheduled. Submitted a letter from the Columbia County Department of Health.

Site Lighting: Package submitted is similar to the Camphill Village package. It is approved by the Dark Sky Association. Outdoor/parking lights would be mounted on five foot tall poles.

Traffic/Parking: Used maximum expected attendance to estimate parking. Figure reached would need a maximum of 45 parking spaces. 14 parking spots would be overflow parking. Overflow parking is estimated to be used eight times per year. Crawford Engineering did a traffic study on May Hill Road, and determined that each house makes roughly 9.6 trips per day. Nature Institute would have 48 roundtrips per day. This would primarily be half an hour

before and after each events and is estimated to be 1.6 trips per minute. Most events are held from 7-9pm. Traffic study indicated that May Hill Road has the most traffic between the hours of 4:30-5:45 pm. Please remember that Nature Institute is the first building on May Hill Road – there should be no additional traffic on the entire length of the Road due to increased usage of Nature Institute. Parking spots were shown on drawings. Ms. Roberts pointed out that maximum estimates were used in estimated parking needs.

Landscaping/Screening: has already begun. Evergreen trees and berms have been planted/built.

All Planning Board members present at this meeting have made site visits.

Co-chair Groom suggested going through site plan and special use permit requirements to determine if applications are complete. Used SUP application and checklist as a guide.

Planning Board member Rosenstreich would like to see levels of use and the maximum number of people at each event made more clear. Mr. Holdrege lists this information in his letter to the Planning Board, but it would be clearer in a different format. Mike Sullivan will break this down into more detail and will present the information in chart form at the next meeting. The building can support a total of 99 people. Nature Institute has agreed to accept a maximum of 75 for every event held on the property.

Mark Huston asked if the number of people who attend events at the Nature Institute has increased since the Special Use Permit was first given in 2002. Ms. Roberts answered that no attendance restriction were placed on the original permit. Mr. Holdrege answered that the Nature Institute has had 60 people at a few events hosted on the property. He also said that larger events are usually held off-site – especially when they anticipate having more than 75 people in attendance.

Motion made by French, seconded by Rosenstreich to accept the applications for Special Use Permit amendment and Site Plan Review and go to Public Hearing on October 5. Town Attorney Ted Guterman will confirm referral to the County Planning Board for review under General Municipal Law Section 239-m. All approved.

### ***Public Hearings***

#### **Hudson-Chatham Winery**

Application for Site Plan Review

Tax Parcel ID# 84.00-3.24.1

Presented by Peter VanAlstyne, Land Surveyor

New drawings have been submitted. Only change on new drawings is one light on the back of the proposed new shed.

Board member Machiz would ask for cut-offs on all outdoor lighting. All lighting except for solar lights that are close to the ground.

Motion made by Machiz, seconded by French to open the Public Hearing. All approved.

No comments from the public.

Motion made by Machiz, seconded by Rosenstreich to close the Public Hearing. All approved.

Motion made by Rosenstreich, seconded by Machiz to accept the proposed site plan with the following conditions: 1) Two lights on the South side of the garage, facing Route 66, shall be downcast and no larger than 60W.

2) The light on the West side of the garage, facing Fink Hill, shall be downcast.

Rosenstreich: approved. Good to see small business expanding. In accordance with zoning and master plan.

Machiz: approved. Happy to see business growing. Nice to have in the Town of Ghent.

French: approved. In accordance with the master plan and zoning in the Town of Ghent.

Groom: approved, with lighting conditions as described above. Farm use is good in the Town of Ghent. In accordance with the master plan and zoning.

Approved site plan was stamped and signed.

**Gary Rossman**

Application for Minor Subdivision

Tax Parcel ID# 83-1-99

Would like to subdivide parcel for son and daughter-in-law. Has received driveway approval. Perk test has been completed. Access off George Road has been granted by Mike Losa, Highway Superintendent.

Motion made by French, seconded by Rosenstreich to open Public Hearing.

No comments from the public.

Motion made by Groom, seconded by French to close the Public Hearing.

Because this property is only a little over four acres, an area variance was granted by the Zoning Board of Appeals. ZBA Chair Mark Huston confirmed that there were no special requirements or restriction put on.

Discussion of subdivision, pre- and post-1990 – acreage requirements.

Short form SEQOR was completed. – Negative declaration.

Motion made by Machiz, seconded by French to approve minor subdivision application of Gary and Janet Rossman, to subdivide one acre parcel based on area variance granted by ZBA and based on this parcel not being grandfather in to acreage requirements because it was purchased before 1990.

Machiz: approved. In accordance with master plan and zoning.

French: approve. In accordance with master plan and zoning.

Rosenstreich: approved. ZBA variance granted August 2011.

Groom: approved. In accordance with master plan and zoning.

Approved subdivision map was stamped and signed.

### ***New Applications***

#### **NY Air Wireless Internet Service Tower**

Application for Special Use Permit and Site Plan

Tax Parcel ID# 65-01-44

Presented by Michael Sullivan, Crawford Engineering

Dropped of applications and would like to be added to October 5 agenda.

#### **J.E.M. Woodworking & Cabinets Inc.**

Application for Site Plan Review

Tax Parcel ID# 73.00-3-85

Would like to add space for large machines in the rear of the building. No additional parking, employees, lights or signs are expected. Peter VanAlstyne is preparing the site plan for them.

Motion made by French, seconded by Machiz to accept application and go to Public Hearing on October 5. All approved.

### ***Minutes***

Past minutes were discussed – Kathy Burke will work on July 27 minutes from tape recorder. They have been FOIL requested.