APPLICATION FOR SPECIAL USE PERMIT

TOWN OF GHENT – PLANNING BOARD
2306 ROUTE 66 ~ P. O. BOX 98
GHENT, NY 12076

TAX PARCEL 74-1-24.12

(PLEASE SEE MOST RECENT PROPERTY TAX BILL OR REQUEST NUMBER FROM TOWN CLERK)

PROPERTY ADDRESS OM INTERNATIONAL

1405 CR 22, GHENT

THE FOLLOWING INFORMATION AND DOCUMENTATION IS STANDARD AND NECESSARY. FURTHER INFORMATION MAY BE REQUESTED AT ANY TIME DURING THE APPLICATION AND REVIEW PROCESS. THE TOWN OF GHENT PLANNING BOARD RESERVES THE RIGHT TO HIRE OUTSIDE EXPERTS, AT THE APPLICANT'S EXPENSE, WHEN DEEMED NECESSARY. THE TOWN OF GHENT PLANNING BOARD'S REGULAR MEETING IS HELD ON THE FIRST WEDNESDAY OF EVERY MONTH. AN ORIGINAL APPLICATION ALONG WITH EIGHT (8) COPIES MUST BE FILLED WITH THE TOWN CLERK BY THE LAST TUESDAY OF THE MONTH IN ORDER TO BE CONSIDERED FOR THE NEXT MONTH'S REGULAR MEETING. INCOMPLETE APPLICATIONS MAY BE HELD OVER OR RETURNED. THE TOWN OF GHENT PLANNING BOARD RESERVES THE RIGHT TO REQUIRE THE POSTING OF A PERFORMANCE BOND TO ENSURE THAT APPLICANT MEETS THE TERMS AND CONDITIONS OF ANY SPECIAL USE PERMIT APPROVAL. APPLICANT WILL REIMBURSE THE TOWN OF GHENT FOR ALL NOTIFICATION AND PUBLICATION COSTS.

COMPLIANCE WITH NEW YORK STATE CODE OF ETHICS

ARTICLE 18 SECTION 809 OF THE GENERAL MUNICIPAL LAW PROVIDES THAT WHENEVER AN APPLICANT APPEARS BEFORE A PLANNING OR ZONING BOARD IN A MATTER REQUIRING THE BOARD'S APPROVAL, THE APPLICANT MUST DISCLOSE THE NAME, ADDRESS, AND EXTENT OF ANY INTEREST IN THE APPLICATION OR IN THE PROPERTY ADDRESSED BY THE APPLICATION. ANY INTEREST TO WHICH A MUNICIPAL OFFICER IS DEEMED TO HAVE AN INTEREST IN THE APPLICATION WILL BE DEEMED TO HAVE AN INTEREST IN THE APPLICATION WHENEVER "HE, HIS SPOUSE, OR THEIR SPOUSE, CHILDREN, GRANDCHILDREN, OR THE SPOUSE OF ANY OF THEM" IS (A) AN OFFICER, DIRECTOR, PARTNER, OR EMPLOYEE OF THE APPLICANT, OR (B) OWNS OR CONTROLS CORPORATE STOCK OF THE APPLICANT OR IS A MEMBER OF A PARTNERSHIP OR CORPORATION WITH THE APPLICANT, OR (C) HAS MADE AN EXPRESS OR IMPLIED AGREEMENT TO RECEIVE ANY BENEFIT THAT IS DEPENDENT ON THE APPLICATION BEING APPROVED. THIS PROVISION INCLUDES ANY INTEREST OF THE ABOVE KIND POSSESSED BY A PLANNING BOARD MEMBER.

✓ I HAVE READ SECTION 809 OF THE GENERAL MUNICIPAL LAW AND HAVE PRESENTED SUITABLE ASSURANCE AND DOCUMENTATION OF COMPLIANCE TO NYS CODE OF ETHICS AS RELEVANT TO THIS APPLICATION.

✓ I DECLARE NO MUNICIPAL OFFICER TO HAVE AN INTEREST IN THE APPLICATION.

APPLICANT OM INTERNATIONAL

APPLICANT ADDRESS 1405 CR 22

GHENT, NY 12075

APPLICANT'S REPRESENTATIVE PAT PRENDERGAST AE

LETTER OF DESIGNATION SUBMITTED WITH APPLICATION

REPRESENTATIVE'S PROJECT ENGINEER

CONTACT PHONE NUMBER 758-7500
CONTACT FAX NUMBER

CONTACT E-MAIL

ZONING USE PERMIT
[ATTACH COPY]

IN WHAT ZONE IS THE PROPOSED PROJECT LOCATED?

☐ CI - COMMERCIAL INDUSTRIAL
☐ BIC - BUSINESS/INDUSTRIAL COMPLEX
☐ LCB - LIMITED COMMERCIAL/BUSINESS
X ☐ RA-1 OR RA-2 RESIDENT/AGRI

☐ VB - VILLAGE BUSINESS
☐ BC - BUSINESS/COMMERCIAL
☐ PCID - PLANNED COMM IND TRICT
☐ SR - SUBURBAN

DOES APPLICATION MEETS THE STANDARDS SET FORTH IN TOWN OF CHENT ZONING
CODE §100-18 AND § 190-197?

☑ YES ☐ NO

PROPOSED SPECIAL USE PERMIT

Addition to Visitor Center

CURRENT USE OF SITE

Visitor Center

BRIEF DESCRIPTION OF SITE LOCATION - INCLUDE ROADS BORDERING PROPERTY, AND PROXIMITY TO MAJOR ROAD INTERSECTIONS [ATTACH ADDITIONAL PAPERWORK IF NECESSARY]

Facility is on CR-25, west of Letter S Road

CHARACTER AND USES OF SURROUNDING LANDS - WOODED, ROLLING, FARM, RESIDENTIAL, ETC.

Residential, Pastures

ANTICIPATED INCREASE IN TRAFFIC DUE TO THE PROJECT

6-7 Cars/Day

LIST ALL OWNERS OF LANDS LOCATED WITHIN 500 FEET OF PROPERTY PERIMETERS

2
See Attached

IS THE SITE LOCATED ON A STATE OR COUNTY ROAD?  
☐ YES ☐ NO

IF 'YES,' COPY OF APPLICATION SENT TO COUNTY OF COLUMBIA PLANNING BOARD  
[DATE]

FOR OFFICE USE ONLY

IS THE SITE WITHIN 500 FEET OF THE BOUNDARIES OF A WORKING FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT?  
☐ YES ☐ NO

IF 'YES,' APPLICANT MUST COMPLETE AND ATTACH AN AGRICULTURAL DATA STATEMENT [GFP100]

Applicant's Signature: __________________________  3/26/19

[APPLICANT'S SIGNATURE]  [DATE]

APPLICATION RECEIVED BY ____________________  DATE ____________________

☐ APPLICATION INCLUDES COMPLETED AND SIGNED CHECKLIST

[OFFICE USE ONLY]
Clockwise around – from South west corner:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Tax ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robert C. Bishop</td>
<td>1375 Route 22</td>
<td>74.-1-46</td>
</tr>
<tr>
<td>Nicole T. Hayes</td>
<td>Ghent, New York 12075</td>
<td></td>
</tr>
<tr>
<td>Josephine Tomlin</td>
<td>1353 Route 22</td>
<td>74.-1-45.2</td>
</tr>
<tr>
<td>Ghent, New York 12075</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jonathan Dunbar</td>
<td>4 Talerico Road</td>
<td>74.-1-45.1</td>
</tr>
<tr>
<td>Stephanie Shirley</td>
<td>Ghent, New York 12075</td>
<td></td>
</tr>
<tr>
<td>Jennifer Stoner</td>
<td>1313 Route 22</td>
<td>74.-1-70.111</td>
</tr>
<tr>
<td>Lewis Streeter</td>
<td>Ghent, New York 12075</td>
<td></td>
</tr>
<tr>
<td>Lana Williams</td>
<td>PO Box 177</td>
<td>74.-1-79.12</td>
</tr>
<tr>
<td></td>
<td>Kinderhook, New York 12106</td>
<td></td>
</tr>
<tr>
<td>James Harris</td>
<td>20 Sunrise Lane</td>
<td>74.-1-79.2</td>
</tr>
<tr>
<td>Tamela George</td>
<td>Ghent, New York 12075</td>
<td></td>
</tr>
<tr>
<td>Peter Coan</td>
<td>134 Leggett Road</td>
<td>74.-1-26.112</td>
</tr>
<tr>
<td>Ghent, New York 12075</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Marlene Brody</td>
<td>349 Leggett Road</td>
<td>74.-1-25</td>
</tr>
<tr>
<td>Ghent, New York 12075</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Omi 104 Quinn Lane LLC</td>
<td>104 Quinn Lane</td>
<td>74.-1-11.1</td>
</tr>
<tr>
<td>Ghent, New York 12075</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Richard Barnett</td>
<td>160 Quinn Lane</td>
<td>74.-1-83</td>
</tr>
<tr>
<td>Elizabeth McKinner</td>
<td>Ghent, New York 12075</td>
<td></td>
</tr>
<tr>
<td>Stephen Himmel</td>
<td>53 Letter S Road</td>
<td>74.-1-24.112</td>
</tr>
<tr>
<td>Donna Himmel</td>
<td>Ghent, New York 12075</td>
<td></td>
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***Licensed in NY, NJ, MA, OH, PA, and VT***
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Douglas Godley</td>
<td>11 Letter S Road</td>
<td>74.1-73</td>
</tr>
<tr>
<td>Elizabeth Scharffenberger</td>
<td>Ghent, New York 12075</td>
<td></td>
</tr>
<tr>
<td>James Andrews</td>
<td>39 Talerico Road</td>
<td>74.1-21</td>
</tr>
<tr>
<td>Lisa Andrews</td>
<td>Ghent, New York 12075</td>
<td></td>
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</table>

***Licensed in NY, NJ, MA, OH, PA, and VT***
APPLICATION FOR USE PERMIT

APPLICATION DATE: March 27, 2019

TAX PARCEL NUMBER: 74.-1-24.122

ZONING DISTRICT: RRA-1 Residential

PROPERTY LOCATION: 1405 County Route 22

PROPERTY OWNER: Art Omi Inc.

APPLICANTS NAME: Omi International

APPLICANT MAILING ADDRESS: 1405 County Route 22
Ghent, NY 12075

APPLICANT PHONE NUMBER:

APPLICANT EMAIL:

DESCRIPTION OF THE PROPOSED USE OR PROJECT FOR THIS PROPERTY, FOR WHICH APPLICANT IS MADE HEREWITH, IS SUBMITTED: To build addition to existing visitor center

PLOT PLAN (X) IS ATTACHED ( ) IS NOT ATTACHED

PERMIT FOR USE ( ) APPROVED

( ) DISAPPROVED per Chapter 190 Zoning Attachment 1 Appendix A Use Regulations Section B Residential community facilities Item 2 Artist, cultural center or retreat a Special Use Permit is required in RRA-1 District

Date: 3-27-19
Walt Simonsmeier, Zoning Officer
**Short Environmental Assessment Form**

**Part 1 - Project Information**

**Instructions for Completing**

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, and are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<table>
<thead>
<tr>
<th>Part 1 – Project and Sponsor Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>CMI International</td>
</tr>
<tr>
<td><strong>Name of Action or Project:</strong></td>
</tr>
<tr>
<td>Visitor Center addition</td>
</tr>
<tr>
<td><strong>Project Location (describe, and attach a location map):</strong></td>
</tr>
<tr>
<td>1405 CR 22, Ghent NY 12075</td>
</tr>
<tr>
<td><strong>Brief Description of Proposed Action:</strong></td>
</tr>
<tr>
<td>The applicant is proposing to construct a 8932 SF addition to the visitor center</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Applicant or Sponsor:</th>
<th>CMI International</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Telephone:</strong> 518-392-4747</td>
<td>E-Mail: <a href="mailto:director@artomi.org">director@artomi.org</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1405 CR 22</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City/PO:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ghent</td>
</tr>
</tbody>
</table>

| State: |
| NY |

| Zip Code: |
| 12075 |

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?  
   If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.  
   YES [✓] NO [ ]

2. Does the proposed action require a permit, approval or funding from any other government Agency?  
   If Yes, list agency(s) name and permit or approval: County Highway, Department of Health  
   YES [✓] NO [ ]

3. a. Total acreage of the site of the proposed action?  
   b. Total acreage to be physically disturbed?  
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  
   YES [✓] NO [ ]

4. Check all land uses that occur on, are adjoining or near the proposed action:
   5. □ Urban [ ] Rural (non-agriculture) [✓] Industrial [ ] Commercial [✓] Residential (suburban) [ ]
   □ Forest [✓] Agriculture [ ] Aquatic [ ] Other(Specify): [ ]
   □ Parkland [ ]

Page 1 of 3
5. Is the proposed action,  
   a. A permitted use under the zoning regulations?  
      □ ☑ ☐  
   b. Consistent with the adopted comprehensive plan?  
      □ ☑ ☐  

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?  
   □ ☑ ☐  

7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?  
   If Yes, identify: ________________________________  
   □ ☑ ☐  

8. a. Will the proposed action result in a substantial increase in traffic above present levels?  
      □ ☑ ☐  
   b. Are public transportation services available at or near the site of the proposed action?  
      □ ☑ ☐  
   c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?  
      □ ☑ ☐  

9. Does the proposed action meet or exceed the state energy code requirements?  
   If the proposed action will exceed requirements, describe design features and technologies:  
   The project building will be designed to meet the energy code.  
   □ ☑ ☐  

10. Will the proposed action connect to an existing public/private water supply?  
    If No, describe method for providing potable water: ________________________________  
       onsite water system  
       □ ☑ ☐  

11. Will the proposed action connect to existing wastewater utilities?  
    If No, describe method for providing wastewater treatment: ________________________________  
       onsite system is currently under utilized  
       □ ☑ ☐  

12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  
       □ ☑ ☐  
    b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  
       □ ☑ ☐  

13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  
       □ ☑ ☐  
    b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?  
       □ ☑ ☐  
    If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: ________________________________  
       ________________________________
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
- [ ] Shoreline
- [ ] Forest
- [ ] Agricultural/grasslands
- [ ] Early mid-successional
- [ ] Wetland
- [ ] Urban
- [x] Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?  
- [x] YES  
- [ ] NO

16. Is the project site located in the 100-year flood plan?  
- [x] YES  
- [ ] NO

17. Will the proposed action create storm water discharge, either from point or non-point sources?  
If Yes,  
- [x] YES  

  a. Will storm water discharges flow to adjacent properties?  
  - [x] YES  
  - [ ] NO

  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  
  If Yes, briefly describe:  
  Some will flow to the county drainage system along the road, some will sheet flow to the wetlands in back.

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?  
If Yes, explain the purpose and size of the impoundment:  

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?  
If Yes, describe:  

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?  
If Yes, describe:  

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Ruth Adams  
Date: 3/22/19  
Title: Director

Signature: [Signature]
# AGRICULTURAL DATA STATEMENT

<table>
<thead>
<tr>
<th>TAX PARCEL #</th>
<th>74-1-24.122</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICANT NAME</td>
<td>OMI INTERNATIONAL</td>
</tr>
<tr>
<td>PROPERTY ADDRESS</td>
<td>1405 CP 22</td>
</tr>
<tr>
<td></td>
<td>Ghent NY 12075</td>
</tr>
<tr>
<td>AUTHORIZED REP</td>
<td>Pat Prendergast PE</td>
</tr>
<tr>
<td>CONTACT PHONE</td>
<td>518-758-7500</td>
</tr>
<tr>
<td>CONTACT E-MAIL</td>
<td><a href="mailto:pprender@nycap.rr.com">pprender@nycap.rr.com</a></td>
</tr>
<tr>
<td>AG DISTRICT #</td>
<td>NO 10</td>
</tr>
</tbody>
</table>

**TYPE OF APPLICATION SUBMITTED**

- [x] SPECIAL USE PERMIT
- [x] SITE PLAN REVIEW
- [ ] AREA VARIANCE
- [ ] LOT LINE ADJUSTMENT
- [ ] USE VARIANCE
- [ ] MINOR
- [ ] MAJOR
- [ ] SUBDIVISION APPROVAL

**DESCRIPTION OF PROPOSED PROJECT AND ACREAGE INVOLVED**

SINGLE FAMILY DWELLING, MULTI-FAMILY DEVELOPMENT, COMMERCIAL OR INDUSTRIAL FACILITY, ETC.

Building Addition to Visitor Center
LOCATION OF PROPOSED PROJECT
TAX MAP OR OTHER MAP SHOWING PROJECT SITE AND LOCATION OF AGRICULTURAL
OPERATION(S) SHOULD BE ATTACHED. SEE ATTACHED SITE PLANS

IDENTIFICATION OF FARM OPERATION(S) WITHIN AGRICULTURAL DISTRICT # 10
LOCATED WITHIN 500 FEET OF BOUNDARIES OF PROPERTY ON WHICH THE PROPOSED
PROJECT WILL BE SITUATED.

OPERATION #1: OWNER
ADDRESS

TYPE OF OPERATION Nursery

OPERATION #2: OWNER
ADDRESS

TYPE OF OPERATION

OPERATION #3: OWNER
ADDRESS

TYPE OF OPERATION

OPERATION #4: OWNER
ADDRESS

TYPE OF OPERATION

[APPLICANT'S SIGNATURE] [DATE]