

Town of Ghent Planning Board

Meeting of 5/1/19

Chairmen French, Member Groom, Member Machiz, Member Stoner, Member Ocean, Member Barufaldi and Attorney Mitchell Khosrova.

Called to order 7:00PM by Chairman French.

Board reviewed the April 3rd meeting minutes. Motion to approve the minutes as amended was made by Mr. Machiz, seconded by Mr. Ocean, all in favor, motion carried. Member Barufaldi abstained.

New Business:

YM6, LLC
–Application for a Major Subdivision
13 Rigor Hill Rd., Ghent, NY 12075
Tax Parcel ID# 85.-1-40.111

Dan Russell, the Land Surveyor representing the Applicant states the maps submitted are just a sketch an actual survey has not been completed yet. Mr. Russell adds that this is a Major Subdivision due to previous subdivisions done in the 1980's. Mr. Russell states they are looking to build two houses, restore a barn and all parcels will be more than 10 acres, they will also need a maintenance agreement since there will be one road accessing two of the parcels. Mary Larkin, the Contractor for the Applicant states there is also potential to build a farmhouse on Lot #2. Mr. Russell adds that the new road would meet the Fire Code. Chairman French states they will have to come back with the full survey, but conceptually it meets the requirements of the Town Code. Mr. Russell states he will provide the full survey for the meeting next month. Mr. Barufaldi asks about the deed or something linking the owner to YM6, Mr. Khosrova states an affidavit is fine. Chairman French states it should be referred to the Town of Austerlitz as well, Mr. Russell states he will show it to them and get a letter. Chairman French states to confirm the curb cut meets conditions for all three houses as well.

Motion to deem the Application complete and schedule the Public Hearing for June 5th, 2019 contingent on the full survey, letter from Town of Austerlitz and the affidavit is received by May 29th, is made by Mr. Groom, seconded by Mr. Ocean, all in favor, motion carried.

Chairman French adds that any disturbance over 1 acre is subject to a SWPPP permit from DEC.

Old Business:

OMI International
–Application for a Modification to a Special Use Permit & Site Plan Review
1405 County Rte. 22, Ghent, NY 12075
Tax Parcel ID# 74.-1-24.122

Pat Prendergast, the Engineer representing the Applicant states the overall plan is to make the visitors center bigger and better and the well and septic have been added to the maps and they have met with Columbia County Highway Department for a new curb cut. Mr. Khosrova states this is a modification to a Special Use Permit as well as a Site Plan Review. Mr. Prendergast states they added landscaping to the maps but not to the packet yet. Chairman French asks if the plan is to move the dumpster and add shielding, Mr. Prendergast confirms. Mr. Prendergast states they also added the narrative, Chairman French states it is sufficient. Mr. Prendergast states he would get the Board a colored map into the tax map so they can see all the parcels

and how they are situated. Chairman French asks if the new drive is just for Art Omi employees, Ms. Adams states it will be for deliveries of art but nothing larger than a box truck. Mr. Khosrova states that should go the Fire Department for review and turnaround information. Chairman French asks about the parcel on Leggett Road, Ms. Adams states it is wooded and not used, Mr. Khosrova states to add that to the notes. Mr. Barufaldi asks if they are just expanding the space and not the programs or traffic, Ms. Adams states the space is so the art programs and the art and art materials are in separate places so that none of the art will get destroyed. Ms. Adams adds they also have four dorms which they are not expanding and they don't anticipate an increase in the events. Ms. Adams adds they would be willing to restrict any short term rentals if the Board requested, since it is pointed out on the website they were renting through AirBNB. Chairman French states this needs to be referred to the Town Engineer. Mr. Groom asks about the tables in the narrative not adding up, Mr. Bartell explains the numbers include the cars that just go to the art fields. Mr. Groom confirms Table 1 is for the main building and Table 3 is Special events and that the Engineer should look at what the maximum would be. Ms. Stoner asks about the 62 employees and 172 parking spaces, Ms. Adams states that is the total payroll count and most employees park by the education center. Ms. Stoner asks if they are considering using the second entrance, Ms. Adams states they are not and it should have a gate since it is just for the dumpster. Ms. Stoner states she is concerned about the impact to the residential neighborhood it is in. Mr. Khosrova states they can add speed limits and traffic concerns on their website. Mr. Ocean states he believes visitors will increase and all deliveries should go through the back entrance. Ms. Adams states the only other deliveries are Fed Ex or UPS. Mr. Ocean adds the Latin Names of the Landscaping needs to be added to the notes as well. Mr. Barufaldi notes the hours in the narrative state all events are done by 10pm, Ms. Adams agrees to that adding that they close at dusk. Chairman French states to get everything to Morris Assoc., including lighting, site plans, narrative, parcels and parking, Mr. Khosrova adds peek visitation as well. Mr. Prendergast is to add a note on the maps about limited lighting and what is proposed. Mr. Khosrova adds that Ray may also have suggestions on how to slow traffic down as well and to reference 190-17K of the Ghent Town Code.

Meeting adjourned at 9:30PM.

Respectfully submitted,

Erin Reis

Secretary