

Town of Ghent Planning Board

Meeting of 5/6/20

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

Called to order 7:00PM by Chairman French.

Board reviewed the March 4th meeting minutes. Minutes were tabled until the June meeting.

Public Hearing:

Adam & Hannah Martin
–Application for a Modified Site Plan Review
300 County Route 9, Ghent, NY 12075
Tax Parcel ID# 102.-1-30.1

Chairman French states they have received the updated information and narrative the Board had requested. Ms. Lazar asks if they will be selling predominantly on farm products, Mr. Martin states that is their intent except for fruit. Ms. Stoner asks if there is an existing building there or are they constructing one, Mr. Martin they intend to purchase a pre-fab shed that is just over 400sqft. Mr. Machiz presents the drawing on the screen. Mr. Barufaldi asks if the original drawing submitted was correct, Mr. Martin states he believes having the shed parallel to Route 9 is now better and he may not have submitted that. Ms. Stoner asks how many parking spots are in the parking lot, Mr. Martin states he was just going to do gravel, Mr. Barufaldi states the parking lot is 65'x65' and suggests a limit of 15 spots and change the orientation of the building for a complete application. Mr. Groom asks about the set-backs, Mr. Keefe states it is a 50' in RA1 from the center of the road and he has 60'. Ms. Lazar asks about signage, Chairman French states the application indicates 32sqft which is within the code, Mr. Machiz suggests the signage be at the discretion of Code Enforcement. Mr. Khosrova states when they want to do a sign they can go to code enforcement and he can make a determination then. Chairman French states they don't approve signs just the size and location.

Motion to open the Public Hearing was made by Mr. Barufaldi, seconded by Mr. Machiz, all in favor, motion carried.

Mr. Machiz explains to the public how to raise a hand if anyone wants to comment on the application. Chairman French states there are no hands raised.

Motion to close the Public Hearing was made by Mr. Barufaldi, seconded by Mr. Machiz, all in favor, motion carried.

Motion to approve the Application for a Modified Site Plan Review, contingent on the drawing of the actual location of the building and location of the sign is received, is made by Mr. Barufaldi, seconded by Ms. Stoner, all in favor motion carried.

Chairman French states this is an Type II Exempt Action for SEQRA Review since agricultural farm.

LCK Charm LLC
–Application for a Major Subdivision
132 Letter S Rd., Ghent, NY 12075
Tax Parcel ID# 74.-1-2

Cindy Elliott, the Land Surveyor representing the property owner states she had sent in a narrative for the Board along with revised maps with the note for Parcel 1, the 28 acre parcel of no further subdivision and explains only three future lots would be allowed on the 22 acre Parcel 2. Mr. Khosrova states this is a Major Subdivision for seven lots total. Chairman French asks about parcel 2 buildable area due to the rocky terrain, Ms. Elliott states they could get three septic's there. Mr. Khosrova states the Application approval will be for seven lots, but four lots for SEQRA Review and the waiver for a Conservation Subdivision has been met.

Motion to open the Public Hearing was made by Mr. Machiz, seconded by Ms. Stoner, all in favor, motion carried.

Public Member Thomas Coan states he is at 221 Letter S Road and was concerned about the set-backs for Lots 2 and 3 in Parcel 2, Mr. Barufaldi states they are only approving the one lot in Parcel 2 now and they will have to come back to the Board for any proposed additional lots in Parcel 2. Mr. Coan suggests only two lots instead of three, Chairman French states the max they could do is three lots, Mr. Machiz adds by law they can't do more than three. Ms. Elliott states she will add a note stating Lot 1 will be limited to three lots total.

Motion to close the Public Hearing was made by Mr. Machiz, seconded by Mr. Ocean, all in favor, motion carried.

Mr. Groom asks how many acres on parcel 2 are wetlands, Ms. Elliott states 6.44 acres plus 6 acres in adjacent zone.

Chairman French reads through SEQRA, the Board declares a negative declaration.

Motion to approve the Application for a Major Subdivision and waive the Conservation Subdivision requirement due to parcel 1 has existing houses and parcel 2 has delineated wetlands which takes out about half the parcel, is made by Mr. Groom, seconded by Mr. Barufaldi, all in favor motion carried.

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

Mr. Khosrova states he has had numerous people approach him about the Board members recusing themselves. Ms. Stoner then addressed the board members and the public with a statement expressing the concern adding she is a neighbor and frequent visitor and that she is not recusing herself because she will remain open to the application, has not made up her mind and will be objective in her evaluation. Mr. Prendergast gives a general overview of the project and shares the site plan map on the screen and the improvements made after the visit with the Department of Health, the County Highway Department and the NYS Parks and Recreation. Mr. Worstead states he has reviewed the public comments regarding the traffic concerns and has made the suggestion of a yield sign at Letter S Road. Mr. Lyons states he is the new attorney for Art OMI and that he submitted a letter to the Board on May 1st and presents the tables on the screen and they have included room for growth and taken wedding events out. Ms. Adams adds that they have included numbers for growth and added small gatherings. Chairman French states since the last meeting they have received numerous written comments from the public and those have been put on the Town website unless they were received after 12 pm today. Mr. Khosrova reminds the public to raise their hands on screen if they wish to comment.

Motion to open the Public Hearing was made by Mr. Barufaldi, seconded by Ms. Stoner, all in favor, motion carried.

Public Memger DeWayne Powel asks what are the factors that go into the decision making, Mr. Khosrova states the Board has a standard set of criteria. Public Member Craig Simmons asks if anyone has gone by in the last month on Snyder Road, he can see a potential concern for an impact on the roads. Public Member Fred Ulrich states he is from Valatie and is a frequent visitor and is in favor of the proposal. Public Member Chris Knable adds he is in full support of Art OMI. Public Member Sean Sawyer expresses his desire for the application to be approved. Public Member Malory Mort states there is a tax benefit with the visitors to Ghent using restaurants and AirBNB's. Public Member Fred Schroder states he is on Leggett Road and is concerned about the traffic but is in support of Art OMI. Public Member Jonathan Adelsberg states his kids participate in every program they have to offer. Public Member Enid Futterman states she is from Claverack and works with Art OMI and is also in favor of this. Public Member Gunnar Wardon states Art OMI is a model for Columbia County. Public Member Koethi Zan states she is speaking as a parent and her kids have been attending since they were 4 and 7 and the addition is for office space, a gallery and camp area.

Motion to close the Public Hearing was made by Mr. Groom, seconded by Mr. Machiz, all in favor, motion carried.

Mr. Khosrova states the Board had decided that if there were more than 100 people online they would not close the Public Hearing and there were only 70. Chairman French suggests discussing the revised tables, Mr. Barufaldi states he did a breakdown and presents it on the screen, and indicates he will send a copy to the Planning Board, to be included in the record. The table describes significant increases in number of all types of events, and Mr. Barufaldi asks for an explanation, as this is a departure from the original stated position that programming and traffic were not going to significantly increase. Ms. Adams states she was confused by the directive to create a table of projections, and felt she was told at the last meeting to think big, so she projected maximum cases for 10-15 years out. Mr. Lyons asks if the Board believes County Route 22 has reached it's max capacity now, Mr. Barufaldi states it has not but the feedback from the Public is that traffic is a concern. Chairman French states SEQRA Long Form needs to be updated to include all of the parcels. Mr. Khosrova suggests listing events, music, hours, lights and explain the banquets. Ms. Garrison states the number of events includes unique and general events. Chairman French states to fine tune the tables by the next meeting so Ray can review 10 days prior to the next meeting. Mr. Barufaldi suggests the existing tables in the narrative can be amended to reflect the maximums, which might make for an easier comparison. Mr. Khosrova states they now have a 60 day time frame before the July meeting and the Board needs permission from the Applicant to grant an extension. John Lyons agreed that an extension of this period so needed by the PB is granted.

Meeting adjourned at 10:19PM.

Respectfully submitted,

Erin Reis

Secretary

