

Town of Ghent Planning Board

Meeting of 11/6/19

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

Called to order 7:00PM by Chairman French.

Board reviewed the September 4<sup>th</sup> meeting minutes. Motion to approve the minutes as amended was made by Mr. Barufaldi, seconded by Mr. Ocean, all in favor, motion carried.

Board reviewed the October 2<sup>nd</sup> meeting minutes. Motion to approve the minutes as amended was made by Mr. Barufaldi, seconded by Mr. Keefe, all in favor, motion carried.

**New Business:**

Carol Calvin  
–Application for Lot Line Adjustment  
171 Orchard Rd., Ghent, NY 1  
Tax Parcel ID# 92.-1-1.3

Cindy Elliott, the Land Surveyor presents the Board with new maps, she had added a location sketch and explains it was a 100 acres parcel since 2002 and 37 acres were sold off last year, now they are looking to add 6.96 acres to the adjoining land owner. Mr. Barufaldi asks if there is an easement, Ms. Elliott states there is with NYSEG but it does not affect the Lot Line Adjustment. Mr. Khosrova asks if she has the permission from the owners receiving the land, Ms. Elliott states it is verbal but if the sale doesn't go through this is null and void. Mr. Khosrova asks if there is a contract, Ms. Elliott states once this is approved there will be. Mr. Khosrova states the Board can approve with the contingency the letter is received from the buyer of the property. Chairman French states this is a Type II Action for SEQRA.

Motion to approve the Application for a Lot Line Adjustment with the above contingency, waive the Public Hearing and that it meets the Town Zoning Code and Master Plan, is made by Mr. Machiz, seconded by Mr. Barufaldi, all in favor motion carried.

Pin Oak, LLC  
–Application for a Minor Subdivision  
Connacher Rd., Ghent, NY 12075  
Tax Parcel ID# 83.-3-1.111

Kirk Kneller, the Applicant explains the history of the land and the maps and that the subdivision is for his daughter to build a house. Mr. Machiz confirms this will become 2 parcels, one 25 acres and the other 5 acres. Mr. Khosrova asks about current structures, Mr. Kneller states the Straw's is about 10 acres from the subdivision. Mr. Khosrova states the Board should ask for a deed since this is an LLC. Mr. Kneller states access to the parcel will be from Link Road, Mr. Groom states they need to know each new parcels access road. Chairman French states the parcel actually does not have road frontage and the access now is only 50ft wide and it needs to be 60ft, therefore a variance is needed first along with a maintenance agreement.

**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

Mr. Prendergast states they have added to the maps a drawing with all the lands owned by OMI and have labeled them with the Tax ID's. Mr. Prendergast states they sent the plans to Columbia County DPW and they felt a traffic study was not necessary and the written response has been provided. Mr. Machiz asks about run-off, Mr. Prendergast explains the bio-retention field for the run-off from the gravel driveway. Ms. Stoner asks about the size, Mr. Prendergast explains it is 30'x75' and basically looks like a flower garden. Chairman French states the issue is that the Town Engineer has recommended a traffic study since they have shown a 156% increase in traffic since 2016, Mr. Khosrova states the County DPW wouldn't be looking at the impact this has and will have to the local community there. Mr. Keefe states he is in favor of a traffic study, Mr. Barufaldi asks what does the Board get from it and the cost and time, Mr. Prendergast states it would cost between \$5,000-\$6,000 and take four or more weeks. Mr. Barufaldi states with the increase over the last few years the Board would be doing the Town a huge disservice if they didn't ask for it. Mr. Ocean states if the Town Engineer recommends it, then that's what the Board needs to do. Mr. Machiz feels they know what it would say, therefore doesn't feel it is necessary. What is necessary, is a schedule of events each with maximum occupancy so as to keep traffic at present levels. This is what the applicant committed to at the inception of the application – no greater intensity of use and this is what we owe to both Art OMI and the neighbors. Ms. Stoner is in agreement it is needed, but it would not be accurate this time of year. Chairman French the Board has to look at if from what they could get sued for and if the engineer states it should be done and it doesn't get done. Ms. Stoner asks about future use for Fowler Lake Parcel from Table 7, Ms. Adams states they have nothing planned and would come back if that changes. Chairman French asks them to get everything on one set of documents and they will send the Application to the Columbia County Planning Board. Chairman French asks about the Short Form for SEQRA, Mr. Khosrova states he would prefer the long form.

ELP Ghent Solar LLC  
–Application for Special Use Permit  
Route 66, Ghent, NY 12075  
Tax Parcel ID# 101.-1-4

Ms. DeWolf states she updated the decommissioning plan and she brought the correspondence from NYSEG with her. Mr. Barufaldi asks about SEQRA, Mr. Khosrova states he is good with what is provided. Mr. Young states they are planning to file a NOI with DEC and they received the response from the Town Engineer. Mr. Young adds they have another set of plans for DOT and they don't have to do a site visit since the entrance is already there. Ms. DeWolf states they also added the vegetation around the entire fence line. Ms. DeWolf states Ray had suggested to add trees along the wetlands, Mr. Ocean states he agrees with adding evergreens. Ms. DeWolf states they have sent everything to West Ghent Fire Department and states the DOT conditions would be part of the Building Permit not the Special Use Permit, Mr. Khosrova states that would work. Chairman French asks about the Bond, Ms. DeWolf states if they were a bigger company they could do a performance bond, Mr. Khosrova states he needs to see real decommissioning numbers, he's not sure if the cash is enough if Ghent has to research and hire a company to do the decommissioning. Ms. Stoner asks what happens when the panels are no longer used, Mr. Young states they haven't out lived the 25 year life span yet for recycling.

Motion to deem the Application complete and schedule the Public Hearing for December 4<sup>th</sup>, 2019 contingent on the Performance Bond is made by Mr. Barufaldi, seconded by Mr. Machiz, all in favor, motion carried.

Mr. Khosrova states he will send the Claverack Town Planning Board notice this Board is taking Lead Agency and a notice to DOT as an interested party.

**Other Business:**

Mr. Barufaldi states he emailed everyone with an idea for a file naming convention for Applications that come in along with the additional information as requested by the Board. Mr. Khosrova suggests adding the minutes to this as well.

Meeting adjourned at 9:44PM.

Respectfully submitted,

Erin Reis

Secretary