

Town of Ghent Planning Board

Meeting of 4/3/19

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

Called to order 7:03PM by Chairman French.

Board reviewed the March 6<sup>th</sup> meeting minutes. Motion to approve the minutes as amended was made by Mr. Machiz, seconded by Ms. Stoner, all in favor, motion carried.

**Public Hearings:**

4C's Property Management, LLC  
–Application for Site Plan Review  
1840 Route 9H, Hudson, NY 12534  
Tax Parcel ID# 73.-2-37.1

Pat Prendergast, the Engineer representing the Applicant presents the Board with the updated maps and the response from the West Ghent Fire Department. Mr. Khosrova asks if the height of the building is on the map, Mr. Prendergast states it is and is 10ft. Mr. Machiz asks if he can review the landscaping, Mr. Prendergast states they added the landscaping to run across the front of the whole property. Mr. Coons adds they intend to do the planting in the spring. Mr. Groom asks if they can add the landscaping legend to the maps, Chairman French states to add 17 to 43, hydrangea's to forsythia's and Mr. Ocean states to also add planting in the spring.

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

No comments from the public.

Motion to close the Public Hearing is made by Mr. Ocean, seconded by Ms. Stoner, all in favor, motion carried.

Chairman French reads through SEQRA, the Board declares a Negative Declaration.

Motion to approve the Application for Site Plan Review contingent on 17 hydrangea's to 43 forsythia's 3gal or more planted no later than June 20<sup>th</sup> and removal of the mobile home from the property and that it meets the Town Zoning Code and Master Plan, is made by Mr. Machiz, seconded by Mr. Groom, all in favor, motion carried.

Samuel Joseph & Co., LTD  
–Application for a Special Use Permit  
Falls Industrial Park Rd., Ghent, NY 12075  
Tax Parcel ID# 73.-3-93

Peter VanAlstyne, the Land Surveyor representing the applicant presents the Board with the cut sheets for the generator and pad, lighting and detail of the gate. Mr. Machiz states the cut sheet provided is just for the sensor not the actual light. Chairman French states the lights need to shine down, Mr. VanAlstyne states the light they will use is an LED WPLED2T50 by RED and each one will be motion sensor activated. Mr. VanAlstyne adds that the gate opens upward from the left side.

Motion to open the Public Hearing is made by Mr. Groom, seconded by Mr. Ocean, all in favor, motion carried.

No comments from the public.

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

Chairman French reads through SEQRA, the Board declares a Negative Declaration.

Motion to approve the Application for a Special Use Permit contingent on the cut sheet provided for the 5 lights by RED part number WPLED2T50 and that it meets the Town Zoning Code and Master Plan, is made by Mr. Groom, seconded by Mr. Machiz, all in favor motion carried.

Mr. Khosrova states the approval needs to include Section 190-19DD of the Town Code regarding RV Self Storage.

Motion to amend the approval to include Section 190-19DD is made by Mr. Groom, seconded by Mr. Machiz, all in favor, motion carried.

SWM Land Development, LLC  
—Application for a Special Use Permit  
Falls Industrial Park Rd., Ghent, NY 12075  
Tax Parcel ID# 73.-3-7

Peter VanAlstyne, the Land Surveyor representing the applicant presents the Board with new maps with the notes regarding parking in the rear of the building, 50ft of landscaping to not be cut, 3-sided storage shed, work to be done off-site (no full-time employees), Section 190-13I of the Town Code and notation from Walt regarding bathroom facilities. Mr. Machiz requests note 9 be changed to reflect the use of the property a Type U occupancy which does not require a bathroom since there is not an office. Chairman French states the quantity and name of the shrubs need to be noted as well, Mr. Ocean suggests 24 Bridal Wreath Spuria's 5ft on center, triangular in at least 2 gallon containers. Mr. VanAlstyne states there are five LED WPLED2T50 lights by RED.

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

No comments from the public.

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

Chairman French reads through SEQRA, the Board declares a Negative Declaration.

Motion to approve the Application for a Special Use Permit contingent on the cut sheet provided for the 5 lights by RED part number WPLED2T50, Section 190-13I of the Town Code is referenced, note 9

references Type U Occupancy, Shrubs added to the notes and that it meets the Town Zoning Code and Master Plan, is made by Ms. Stoner, seconded by Mr. Ocean, all in favor motion carried.

**New Business:**

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

Pat Prendergast, the Engineer representing the Applicant gives the Board a copy of the deed to add to the Application. Mr. Prendergast states that Art Omi is a cultural retreat and they are for a modification to the Special Use Permit. Chairman French states they are expanding the use, Mr. Khosrova adds it falls under 190-19B of the Town Code. Mr. Prendergast explains the maps of the current site and the proposed building is an 8900 square foot addition as well as adding some improvements to the event parking area and a service road out of gravel to get art to the back of the new building. Ruth Adams, the Executive director introduces herself and explains how Art Omi has grown over the years and they are basically in need of more office space with the new building. Sasha Sacrella, the Education Director explains all the programs they offer and how they have grown and the need for more space for the camps and art so that nothing gets destroyed. Andrew Bartell, the Chief Architect presents the Board with pictures of the proposed building and explains the solar array's that will be on the roof. Mr. Bartell adds there will be some lighting on the egress path, on the back of the new building and by the door to the education room and the cut sheet is provided. Mr. Machiz asks about current lighting, Mr. Bartell states they are open dusk till dawn so there isn't any lighting. Chairman French states he has the list of conditions of the previous approval to distribute to the Board, although this is a substantial project and will need to go to the Town Engineer. Mr. Khosrova adds they will need a narrative of all the events, activities, programs, etc.. for the engineer. Mr. Machiz states to also include the number of attendees and at which facility. Mr. Khosrova adds the Board needs the entire plan for the entire operation as well as potential events. Chairman French states the narrative needs to include the entire property including the barns that are across the street, how visitors are aware of the boundaries in sculpture park, more details on the lighting and a swppp permit since it is disturbing more than 1 acre. Ms. Stoner asks what the maximum capacity will be for the new building, Mr. Bartell states there will be 3 spaces and each will be under 75. Ms. Adams states a lot of the new building will be storage. Mr. Prendergast states he will get the Board a colored map into the tax map so the Board can see all the parcels and how they are situated. Ms. Adams stated she'd be happy to restrict any short-term rentals if the Board so suggested, it was brought to her attention their website showed they were renting on AirBNB. Mr. Prendergast will add a note regarding lighting and what is proposed. Mr. Ocean states the Latin names of the landscaping needs to be in the notes as well. Mr. Machiz states to include the number of employees at what time of year as well. Mr. Khosrova adds to include any special events and rentals. Chairman French states to include where the septic and wells are on the plans. Ms. Stoner asks if the solar panels will be seen, Mr. Bartell states they will be concealed. Chairman French states an escrow account will also need to be set up.

Meeting adjourned at 9:41PM.

Respectfully submitted,

Erin Reis

Secretary