

**TOWN OF GHENT PLANNING BOARD**  
**Meeting Minutes**  
**February 19, 2014**

**Ghent Planning Board Members Present:** Geoff French, Aaron Groom, Larry Machiz, Gary Ocean and Martin Silver.

**Ghent, Others:** Ray Jurkowski, Engineer; Ted Guterman, Attorney

**Claverack Planning Board Members Present:** Scott Cole, Brian Goodrich, Chair, Gretchen Stearns, Judith Zink.

**Claverack, Others:** Jeff Baker, Attorney

***Old Business***

**Ginsberg's**

Application for Site Plan Review

Tax Parcel ID#

*Ghent Town Attorney Ted Guterman recused himself from this portion of the meeting.*

Both Boards introduced themselves to all present.

Claverack Chair Goodrich read "Joint Ghent-Claverack Planning Board Meetings and Hearings" plans (Attachment A).

Motion made by Ghent Machiz, seconded by Silver to approve "Joint Ghent-Claverack" meeting/hearing plans as presented. All Ghent Planning Board members approved.

Motion made by Claverack Stearns, seconded by Zink to approve "Joint Ghent-Claverack" meeting/hearing plans as presented. All Claverack Planning Board members approved.

Lead Agency resolution read by Town of Ghent engineer Ray Jurkowski.

Motion made by Ghent Machiz, seconded by Ocean, to adopt Resolution as presented, with two amendments as discussed. (as so amended, attached as Attachment B) All approved.

Ghent engineer submitted a letter dated February 19, 2014 addressing concerns to the application today. Those issues were briefly discussed throughout this meeting. (Attachment C)

Presenting for Applicant: Brandee Nelson, Crawford Engineering; Lois Kelly and Mark Moore, C&C Design Build; Mr. Ginsberg.

Ms. Nelson explained the project. Applicant wishes to slowly re-locate portions of Ginsberg's to new area on State Route 66. Two pictures on display were discussed.

Claverack Cole asked what will be done in the proposed maintenance area.

Ms. Nelson answered that fleet maintenance would be moved to this area.

Mr. Ginsberg stated that Ginsberg's trucks are currently serviced at the Ryder location across the street from the new site. Ginsberg's hopes that Ryder maintenance will also move to the new Ginsberg's site. Negotiations are under way.

Claverack Goodrich asked if the size of the retail area will affect the traffic study.

Ms. Nelson answered no and stated that the retail portion of the business is relatively small.

Claverack Stearns asked if the maintenance area would ever be expanded.

Mr. Ginsberg answered no and stated that the proposed space is big enough for all plans.

Ms. Nelson stated that the proposed maintenance area is a four bay garage, one bay will be used for office/storage and the other three will be used for truck maintenance.

Phase 1 Parking – new building will be used for cold storage and deliveries would be made to the new building. Slowly transfer all business to new building.

Mr. Ginsberg stated that total build-out would take approximately five to seven years. They hope to operate both sites for one to two years. If the business continues to grow, they will maintain both sites.

Water issues at this site are still being worked on. Discussion of water study by the County and what is needed on this site. Pumping, flow pressure and gravity fed tanks were discussed. Applicant is exploring options for firefighting. Would like to meet all of the applicant's needs and the County's needs with final decision.

Ken Flood from Columbia County stated that the County will soon be making a decision on the water tank that will be put on this site. Size, ownership and type of tank will be determined by the County. This site is currently outside of the County sewer district. The County needs to determine if they will make another district or not. NYSDEC also needs to give approval.

Ghent engineer Jurkowski indicated that SEQRA will be materially affected by the water tower issue, so we can't conclude our SEQRA review until that determination is made.

Ms. Nelson stated that the applicant would like to get everything finalized within the next couple of months so they can get started on building.

Ms. Nelson stated that the applicant did not attend the January Planning Board meeting because they were working on the water tower issue.

Ghent member Machiz asked if the applicant would present two options, and asked if they wanted both to be approved.

Ms. Nelson answered that these boards should proceed as if the higher tower will be the one used.

Claverack member Stearns stated that getting a variance for the tower could be difficult.

Claverack attorney Baker agreed, stated a variance would definitely be needed for the higher tower.

Applicant needs to submit a picture of any proposed water tower.

Ghent member French asked why the applicant would be so concerned with the water tower if it is the county who will make the final decision.

Ken Flood answered that the tower is being done in partnership with Ginsberg's to try to meet all of their deadlines. The tower would hopefully meet all needs of the entire commerce park area. Would prefer to have ground tank. This has been researched for a long time and they hope to have a definite answer by the next meeting.

Ghent member French stated that these are two separate issues and these boards should be focusing on the building.

Mr. Moore stated that Phase I building needs water tank information in order to complete SEQRA.

Ghent engineer Jurkowski stated that he is concerned with segmentation issues.

Ghent member Groom stated that the application needs to be complete before moving forward with SEQRA.

Applicant must submit:

- 1) Height variance application to both Towns' ZBA.
- 2) Lighting variance from Town of Claverack (Claverack member Stearns recommended Howard Brandston help with lighting. He wrote the design standards for the Town of Claverack code, section 14).
- 3) Parking – adequate buffering to help conceal rows of trucks.

Ms. Nelson stated that this building is for a unique use on Columbia County. Many requirements at both the County and State level. Applicant is trying to keep footprint as small as possible. Freezers are white for reflective and cooling needs.

Lighting has been re-done. All proposed lights are dark-sky certified fixtures.

Ghent member Machiz stated that he would like to see as few high lights as possible. Doesn't want this property to look like a penitentiary.

Ms. Nelson stated that truck size and turning radius has a big effect on what size poles and strength of lights that will be needed.

Some landscape screening was shown on drawings. The site will be graded down more than 20' to level off a pad for building.

Ghent member French stated that buffering, screening and landscaping will be needed in more detail. This is a big building and can not be hidden completely, but it can be softened to help make it look better.

Ms. Nelson stated that the applicant will work to meet requirements of both boards, They are currently working on a plan that will meet food storage requirements and look good. Deciduous trees cannot be planted close to the building because the droppings attract rodents.

Ghent member Ocean stated that he would like to see substantial evergreens on this site as they will help reduce noise, will make things look better and will provide a home for local flora and fauna.

Ms. Nelson stated that birds and rodents in a food storage area are bad, so there can not be too many trees in the area.

Ghent member French asked the applicant to save as many of the trees currently on the site as possible.

Claverack member Stearns stated that other things can be used to break up the sight of a large building – bushes, rocks, fences, etc.

Ms. Nelson stated that they will add as much landscaping as possible but will be limited by food safety standards.

Ghent member French would like to see a more detailed landscaping plan. Asked for a more artistic plan, not just one that shows rows of trees.

Mr. Moore stated that they are working on a more creative landscaping plan and should have it completed to present at next meeting.

Ms. Nelson discussed siting. Discussion of the natural rise of this land. Only the loading dock area is on a high piece of land.

Ghent engineer Jurkowski asked if the entire site could be lowered even more than the proposed 20'.

Ms. Nelson answered no, because too much material would have to be moved out. The applicant will already be moving approximately 180,000 tons. This property slopes down on the east, west and south sides. The north side slopes upwards. Berms could possibly be added on the Route 66 side of the property. Run-off and drainage need to be taken into consideration also.

The color of the building must be polar white, sandstone or gray because of refrigeration. The applicant chose to use the sandstone color because it isn't as harsh.

Ghent member Groom asked about the proposed number of parking spots.

Ms. Nelson answered that the number chosen is based on current usage at the other Ginsberg's site, and the number of employees they currently have. Looking toward future growth, they have asked for more than is required by both Ghent and Claverack.

Claverack member Goodrich asked if this site will also be used for fuel storage, vehicle maintenance and retail.

Ms. Nelson answered that the County Emergency Management office is requiring a list of all substances (like ammonia) that will be used on this site.

The proposed sign is stainless steel with brushed lettering. Proposed sign was shown. Would like to have one on each side of entrance.

Retail activity – numbers have been based off current retail at existing site. Current site averages 15-20 customers per day. There are only 12 retail parking spots.

Ghent member Ocean asked about the size (square footage) of the retail segment, and for a daily customer count.

Mr. Ginsburg stated the new retail area and showroom would be around 12-14,000 sq feet, and they currently have around 15 transactions a day.

Parking – there are two driveways, one in each direction. Would like to have separate employee and visitor parking areas.

Ghent member Ocean asked how many total square feet of blacktop will be on this site.

Ms. Nelson answered that number is included in drawings.

Claverack attorney Baker asked if applicant is using ITE numbers, or sales volume numbers.

Ms. Nelson answered that projected growth and actual numbers of current operation are being used.

Ghent member Machiz asked if would be possible to pave a smaller area and asked what would happen if the projected growth is not as great as anticipated.

Ms. Nelson answered that the parking area is based on current use of original site, so they will have to keep the amount they have presented.

Mr. Moore stated that all of the parking would not be finished during Phase I of construction, just a portion.

Utility easement – applicant is working with the County to address this issue.

Fire access road –NYS Building Code requirement is 20’.

Claverack member Goodrich stated that the Town of Claverack requires 24’.

Ghent engineer Jurkowski stated that there are exceptions.

Applicant was asked if West Ghent Fire Department has the equipment to fight any fire that may occur at this site.

Ms. Nelson answered that Ginsberg’s and the West Ghent Fire Department have met. The proposed building is fully sprinklered.

Claverack member Cole asked about roof access and how the water tower on the property will affect firefighting.

Ms. Nelson answered that the water tower would provide plenty of water and that this issue will be discussed further with the West Ghent Fire Department.

Claverack member Cole asked if roof access was needed, could a steel staircase be installed on the outside of the building because he does not think any local fire department has a ladder that is high enough to reach the top of the building.

Mr. Moore stated that there are access ports inside the building that will allow people to get to the roof. Some of these may meet any access requirements.

Claverack member Goodrich asked what "Dome 1" is on the drawings presented.

Ms. Nelson answered that is a sidewalk feature, not a roof.

Refuse and Cardboard enclosure – have been updated and labeled on site plan. They will have a compactor inside a bay door and an enclosed system inside the building. Trash and recyclables will be picked up twice per week.

Wetlands – applicant would like to get application approval before NYSDEC issues jurisdictional determination.

Claverack attorney Baker stated that a Negative Declaration can be given but that Site Plan Review can not be approved until a final determination of the wetlands from NYSDEC comes in.

Wetland delineation the west side of this property was last completed sometime in the late 1990s.

Claverack attorney Baker would like the applicant to complete a new delineation. The report they have is too old, and too many things could have changed either way since then.

Claverack member Stearns stated that this could work in Ginsberg's favor, depending on where the wetland area is now.

Ms. Nelson stated that the wetland boundary is not on their property, is on an adjacent property.

Claverack attorney Baker would like to see confirmation of exactly where the boundary and the wetland area are located.

Claverack attorney Baker asked about the volume of ammonia storage.

Mr. Moore answered that it will be less than 10,000 pounds.

Ghent member Machiz asked if there are any special requirements needed for firefighting and ammonia.

Mr. Moore answered that evacuation procedures have been reviewed with the local fire department. The new systems in the new building will need a new system in place and that is being discussed.

Applicant will work on all issues discussed and plans to return to March meeting.

(This is the end of the Ginsberg's portion of the meeting – Claverack will review just this portion.)

**First Fuel, Richard Coon**

Application for Site Plan Review and Special Use Permit

Tax Parcel ID# 73.00-02-65.2

Presented by Rich Coon, Austin Coon and Patrick Prendergast, PE.

Discussion of drawings as submitted by engineer Pat Prendergast.

Applicant would like to have internally lit sign. Town engineer Jurkowski looked this up in Code – it is allowed.

There will be two stormwater ponds – one on each end of the property. There will also be a dry hydrant on the property.

NFPA 58 rules govern propane storage tanks, and that will be followed exactly.

Septic – not shown on drawings yet – few different options. Must wait for ground to thaw to do testing. System will be relatively small.

Showed Google Earth photo – empty fields and businesses in this area.

Tank storage are – floor will be gravel.

Asked applicant if there will be any fencing around the tanks. This was discussed and shown on drawings. Mr. Prendergast will be adding more to the drawings and will submit prior to the next meeting.

Lighting plan discussed. Lighting around tanks will be added as comes from company that specializes in LP gas.

Board member French asked if all of the lighting on the drawing was needed, and suggested getting rid of any that aren't strictly required.

Landscaping – trees greater than 6" in diameter will remain whenever possible. New trees will be planted. Mr. Prendergast will show some of the bigger trees on his drawings.

Discussion of where proposed power lines would be in relation to this property.

Truck traffic will shift from old site to new site – do not expect an increase, just a shift from one side of Route 9H to the other.

NFPA requirements for pond size, dry hydrant, and what already exists on the first site will be taken into consideration.

Motion made by French, seconded by ocean that this application is substantially complete and will go to Public Hearing at the March 5 meeting. All approved.

**Love Apple Farm**

Application for Site Plan Review

Tax Parcel ID#

Presented by Chad Lindberg, PE

November 21, 2013 fire destroyed site. Would like to rebuild store, migrant housing and café. Showed drawings with proposed new building.

Board member French asked how the manager housing and migrant worker housing fit in the NYS Building Code.

Mr. Lindberg answered that he will be discussing separation regs with Walt Simonsmeier.

Site is 79 acres, which includes the main house, the pond and a barn. Showed footprint of former building and that of the proposed new building.

Would like to increase uses on property – weddings, adequate parking, etc., to grow business.

Applicant's attorney is working on property ownership issue relating to driveway area.

Septic and wastewater – preliminary testing has been done. No complete permit at this point.

Parking – based on high end assembly number – they hope to have parking for 80 vehicles. Attendee and employee parking was considered. Propose only have blacktop in handicapped areas, gravel in others.

NYS Plumbing Code requirements will be met for all bathrooms – in living quarters and in regular use.

Stormwater and grading plan is being worked on.

Limited lighting – propose having four (4) 20' downward light poles in front of property.

Board member Machiz asked if old lighting pole height can be used.

Mr. Lindberg answered that he could try that, but the proposed new building height is 23' high.

Board member Machiz would like all elevations included on final drawings.

Board member Ocean would like to see the view of the building from the west.

Proposed new building is 329' long and 46' wide. Almost twice as long as the old building.

For next meeting – add/consider dumpster enclosure, lower lighting poles, west view of building, elevations on the drawings, make trees accurate on drawings, lighting info & cut sheets for any proposed fixtures.

Motion made by French, seconded by Ocean to accept this mostly complete application and have public hearing at March 5 meeting. All approved.

# #

We didn't do any minutes – too late and everyone wanted to go home!

March meetings –

March 5 – new application for subdivision, PH for First Fuel, PH for Love Apple Farm

March 12 – Ginsberg's joint meeting with Claverack.