

Gallatin Planning Board  
667 Route 7, Gallatin NY 12567  
Meeting Minutes

ACCEPTED  
June 22, 2015

Attending: Chairman Terry Porter, Bruce Humphries, Brian Arico, Larry Brody, Phil Peeples, Councilman John Fraser Paterson, Hilarie Thomas, Esq., Assorted Public.

Chairman Porter called the June 22, 2015 Gallatin Planning Board meeting, to order at 7pm.

Attorney Hilarie Thomas and Mario DaCosta, appeared regarding the Costa Pocono/Mario DaCosta FCID application referral from the Gallatin Town Board.

Attorney Thomas distributed maps and a packet containing : (attached)

SEQRA-Environmental Assessment Form, Part 1;

Site Plan, Sketch plan and Site overview; (updated Site Plan)

NYS Game Animal Breeder's Annual Reports for 2012, 2013, 2014;

Parcel owner list of properties within a half mile of applicant's property;

NYS DEC – Domestic Game Animal Breeder – Class A licenses (2);

USDA and NYS A & M Herd Certifications;

Opening Page of North East Whitetail's website.

Chairman Porter had previously sent the paper work to the GPB, for review before the GPB June meeting.

Terry advised the Board that Costa/Pocono is seeking an FCID for an "Outdoor Commercial Recreation Area", which would include hunting, at the property at 115 Karwacki Road. As presented in the email previously received by Chairman Porter, there is lodging available on site for the hunters.

Attorney Thomas advised the Board, that Costa/Pocono is fully licensed with a licenses from DEC and Ag & Markets. Animals killed on the property must be documented according to the licenses and the animals must be killed before they leave the farm.

Mario advised that Hunting is only done during hunting season when deer have their racks. He only allows 2 hunters at a time, which he oversees. The two hunters usually know each other.

Zoning Enforcement Officer, Drew Weaver, had advised Chairman Porter, all permits were properly filed for the buildings on site and it was a complaint from a neighbor about the signage that alerted him to the operation. Signs have been taken down. Drew believed that "Recreation Club or Area, Outdoor (for profit)" best describes the operation of the farm.

Terry and Larry commented that Costa/Pocono web page included in the package submitted to Terry shows lodging for a rate of \$250 for additional hunters. Mario and his Attorney advised that the Web page had been corrected and there was no mention of lodging. Councilman Paterson brought the web page up on his computer, and confirmed there was no mention about lodging or fee for lodging.

Bruce made a motion to recommend approval of the proposed FCID to the Gallatin Town Board as a "Recreation Club or Area, Outdoor (for profit)" as listed in the District Schedule of Use Regulations and defined in the Definitions of the Gallatin Zoning Law.

Brian 2<sup>nd</sup> that motion.

Roll call:

Terry - nay

Larry - nay

Bruce - aye

Brian - aye

Phil – aye

Nay votes were cast on basis that assignation of Zoning Law for Recreation Club/Area Outdoor does not fit proposed use.

GPB also noted that the District Schedule of Use Regulations indicates that a "Recreation Club or Area, Outdoor (for profit)" is a use which may be sited only on a lot having lot frontage on a State or County Highway. While this property fronts on County Route 8, the access is over a private road, Stove Pipe Alley, after the Town Road, Karwacki Road, ends. To further understand the operation of the facility, the GPB will meet on Tuesday, June 30<sup>th</sup> at 6:00pm for a site visit to Costa/Pocono Farm.

Chairman Porter read the referral from the ZBA regarding two (2) applications for variances from Gregg Salisbury of 1845 Jackson Corners Rd., Red Hook, NY 12571. Mr. Salisbury had previously appeared before the GPB seeking to utilize rooms in a detached building for a B&B and to allow to add a bedroom to the existing accessory dwelling on his property increasing the square footage of the accessory dwelling over 900 sq. ft. GPB denied the applications and referred him to the ZBA to request a variance for the accessory dwelling to be over 900 sq. ft. and to request the use the detached accessory dwelling as part of a B&B.

After consideration of the applications, the GPB will send a referral to the ZBA recommending a variance be granted to allow the accessory dwelling to be 975 sq. ft. as it is in an existing building and still in the spirit of the Gallatin Zoning Law and a referral recommending denial of the variance to allow the use of the detached accessory dwelling as a part of the B&B since the building could be easily attached to the main dwelling.

Adolfo and Anne Fecci 2442 CR8 appeared seeking a lot line adjustment. They presented maps, a deed to the property, application and Check 2850 for \$25.

Paper work appeared in order. Terry made a motion to grant sketch plan approval and to schedule a Public Hearing for next GPB meeting on July 27, 2015.

Phil 2<sup>nd</sup>. All were in favor.

The Meeting minutes from May 21, 2015 GPB meeting were read and approved.

Terry made a motion to accept minutes. Bruce 2<sup>nd</sup>. Brian abstained. All were in favor.

With no other business to discuss Terry made a motion to adjourn the GPB June 2015 meeting at 9:35pm. Bruce 2<sup>nd</sup>. All were in agreement.

Respectfully submitted,  
Anne Fecci