

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

ACCEPTED
July 27th, 2015

Attending: Chairman Terry Porter, Bruce Humphries, Phil Peeples, Councilman John F. Paterson,
Assorted Public
Absent: Brian Arico, Larry Brody

Chairman Porter called the July 2015 Gallatin Planning Board meeting to order at 7pm. Terry Porter opened the Public Hearing for Gregg & Molly Salisbury, 1845 Jackson Corners Rd. The Salisbury's are seeking Site Plan review and Special Use Permit for a Bed and Breakfast Establishment. GPB had previously sent a referral to the ZBA recommending a variance to allow 975 Sq. Ft. Accessory Dwelling. GPB also sent a letter to the ZBA recommending denial of a variance for the use of the detached Accessory Dwelling as a B & B, since the building is not attached as required by the Gallatin Zoning Law. ZBA granted a variance on both accounts. As the property is within 500 feet of the Town/County Line, the application had been referred to the Columbia County Planning Board. Terry read a letter from Columbia County Planning Board regarding the referral, stating that the CCPB finds that this proposed action has no significant county-wide or intercommunity impact and that the Gallatin Planning Board could take final action with a simple majority vote. CCPB offered a comment that the applicant contact the Columbia County Department of Health regarding the existing septic system. But it was the opinion of the GPB that a determination had been made regarding the septic when the accessory dwelling was approved for a previous owner. Terry received copies of post office receipts for Certified Mail sent to abutting neighbors. Chairman Porter asked for Public comment. There was no Public Comment. Chairman Porter made a motion to close the Public Hearing.

Bruce 2nd. All were in favor.

Chairman Porter made a motion to grant Site Plan approval and Special Permit for the operation of a Bed and Breakfast Establishment on the Salisbury's property according to Article 5.5 of the Gallatin Zoning Law and to answer all questions on Part 2 of the Environmental Assessment Form in the negative.

Bruce 2nd.

Roll Call

Terry aye

Bruce aye

Phil aye

Terry will draft a letter to Drew indicating that the Special Permit was granted and will forward a copy to the CCPB for their records. The Salisbury's mailed a Check for \$35 to Clerk, which was received on August 1st, 2015.

Chairman Porter opened the Public Hearing for the Fecci/ Costa Pocono, lot line adjustment 2443 CR 8. The Fecci's propose to convey 9.905 acres from tax parcel #193.00-2-6 to Costa Pocono tax parcel #193.00-2-15, retaining 19.126 acres on the Fecci tax parcel.

Maps signed & sealed by the surveyor showing the line adjustment, notarized applications, Environmental Assessment Form and copy of the deed with check#2859 for \$100 were received. All paper work appeared in order.

Terry asked for Public Comment. There was no Public Comment.

Chairman Porter made a motion to close the Public Hearing. Phil 2nd. All were in favor.

Terry made a motion to grant approval for the lot line adjustment and to answer all questions on Part 2 of the Environmental Assessment Form in the negative. Bruce 2nd. All were in favor.

Roll Call

Terry aye

Bruce aye

Phil aye.

Corey Mitchell of Sol Providers and Tim McHenry, appeared on behalf of Lee Austin 536 Silvernails Rd. Mr. Austin is seeking an application for a solar panel system to be installed on his property. Mr. Mitchell of Sol Providers, distributed paper work showing the layout and structural description and type of solar system and where the free standing array would be located on the property. The panel would contain 40 modules, 4 strings of 7 and 2 strings of 6, with a Net Metered of 13.08-kW. The lines will be underground from the array back to the Barn.

The Board reviewed the paper work and structural information. (Attached)

Public Hearing will be held on August 31st, 2015. Chairman porter advised the applicant that mailings need to be made to all neighbors within 200 feet at least 10 days prior to the Public Hearing. Part one of the Short Environmental Assessment Form needs to be completed and a Special Permit fee of \$35.00 be paid at the Public Hearing.

Chairman Porter discussed the proposed FCID for Costa/Pocono Farm that Gallatin Town Board asked GPB to review. Terry commented that he and Larry Brody had made a site visit to the property at 115 Karwacki Road. It appeared to be a well run and organized Farm. It is overseen by the NYS DEC and though hunting is always permitted, Costa/Pocono only hunts during the NYS Hunting season because that's when the deer have their trophy racks. GPB had previously reviewed all the permits and maps and of all the District Schedule of Use Regulations.

Chairman Porter will send a letter to Gallatin Town Board, recommending FCID be approved as applied for, and that the property received from the Fecci lot line adjustment, be included in the acreage.

The minutes from the GPB June 22nd, 2015 were read. They were corrected to include why the 2 GPB members voted nay on the Costa/Pocono FCID at that meeting.

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

Terry made a motion to accept the June 22, 2015 minutes, with the inclusion of why nay votes were cast. Bruce 2nd. All were in approval.

Because two Board members will not be available for the next GPB meeting date of August 24th, 2015, it was agreed that if Town clerk Lisa DeLeeuw advises the Town Hall is available, GPB will hold their meeting on August 31st, 2015.

With no other business to discuss, Terry made a motion to adjourn the meeting at 8:35pm. Phil 2nd. All were in favor.

Respectfully submitted,
Anne Fecci