

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

ACCEPTED  
January 27<sup>th</sup>, 2014

Attending: Chairman Terry Porter, Bruce Humphries, Phil Peeples, Brian Arico, Councilman Fraser Patterson.

Chairman Porter called the January, 2014 GPB meeting to order at 7pm.

1. Terry opened a public hearing for a 2-lot subdivision on Snyderville Road for Karen P. Hull, William R. Strype, Donna M. Avena, Robert J. Strype, Sheila A. Strype, Maura P. Strype and Suzanne M. Strype-Keatley. Tax parcel 193.00-01-22.1 exists as approximately 87 acres and is bisected by Snyderville Road in RA-2 Zone. Karen P. Hull presented a letter stating that she has the authorization of all owners of the property to represent them for this application. The applicant proposes to subdivide the parcel along Snyderville Road with 4.270 acres on the east side of Snyderville Road containing an existing dwelling with a septic system, well, & driveway. and the remaining approximately 82.8 acres on the west side of the road showing the location of four (4) deep hole perc tests on the map, a letter from the Columbia County Dept. of Health was submitted indicating the type of septic system that would be required on the parcel based on these perc tests, an existing farm entrance to the parcel is indicated on the map and the a letter from Gallatin Highway Superintendent Gomm was submitted indicating approval of the existing driveway as access to the parcel. Frontage for both parcels exceeds the 200 feet required in RA-2. The Board reviewed the maps & documentation submitted. Chairman Porter asked for comments from the public. Steve Bogdanffy, Sr., asked if the ownership will be changed on the parcels. Chairman Porter explained that for this application, the ownership remains the same. The owners can make whatever changes they would like when the deeds are revised to reflect a subdivision. Terry made a motion to close the public hearing, Bruce 2<sup>nd</sup>, all were in favor. Terry made a motion to grant preliminary & final approval of this 2-lot subdivision and to answer all the questions of Part 2 of the Short Environmental Assessment Form in the negative. Brian 2<sup>nd</sup>

Roll Call Vote:

Terry – Aye

Brian – Aye

Bruce – Aye

Phil – Aye

Karen submitted checks in the amount of \$125 for the application fee and one in the amount of \$100 for the recreation fee. The recreation fee should be \$50 for this application as only one new lot was created. Karen took the \$100 check back and will mail a check to Terry.

2. Attorney Jason Shaw representing Pond Lily, Inc., presented a proposed 3-lot subdivision for the Pond Lily, Inc., tax parcel 194.00-01-11.2, on West Pond Lily Road & County Route 8. The parcel exists in RA-2 Zone and the proposed lots are as follows: Lot 1 with 10.8 acres containing the existing dwelling and event barn FCID, Lot 2 with 5.4 acres and lot 3 with 230.6 acres. All proposed parcels show more than adequate road frontage. Mr. Shaw was advised that the final maps will need show the locations of two deep hole perc tests along with a letter from the Columbia County Department of Health indicating an approved type of septic system on any parcels without existing septic systems. Additionally, driveways must be indicated on parcels along with approval from Gallatin Highway Superintendent. Terry made a motion to grant sketch plan approval. Phil 2<sup>nd</sup>. All were in favor.

Mr. Shaw will mail a check in the amount of \$25 to Terry for sketch plan review.

3. Ray Wendover of Sky Acres Farm on County Route 7 presented a verbal description of a proposed Farm Market on his property. The Gallatin Zoning law requires an expedited site plan review of Farm Markets. The Board asked that Mr. Wendover present a site plan along with the verbal description at the next Planning Board meeting on February 24, 2014.

The meeting minutes from the GPB December 16, 2013, were read. Terry made a motion to accept them. Phil 2<sup>nd</sup>. All were in agreement.

With no other business to conduct, Terry made a motion to adjourn at 7:50pm. Bruce 2<sup>nd</sup>. All were in agreement.

Respectfully submitted,

Terry Porter