

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

ACCEPTED
June 23, 2014

Attending: Chairman Terry Porter, Bruce Humphries, Ira Levy, Phil Peeples, Fraser Patterson, Assorted Public.

Absent: Brian Arico, Anne Fecci

Chairman Porter called the GPB June 23rd, 2014, meeting to order at 7:10pm.

He opened the Public Hearing for the installation of a pole mounted solar panel array for Edward Tuck, 426 County Route 11, Ancram, NY 12502. Gregson Pullen of Lotus Energy, Inc., appeared on behalf of Mr. Tuck. Mr. Pullen submitting receipts for Certified Mail sent out to notify the neighboring property owners of the public hearing. The array consists of 16 panels equating to 281 square feet. The tracking pole will tilt the array to maximize sun exposure thus the height of the array will vary between 11' & 18'. During normal usage, the height will be between 13' & 16'. The array will be located west of the residence & east of Route 11 on a brushy knoll meeting all setback requirements. Minimum clearing will be required for the installation and it does not appear that the array will be visible from neighboring properties. Terry asked for public comment and a discussion of costs & lifespan ensued. Terry made a motion to close the Public Hearing,. Phil 2nd. All were in favor.

Terry made a motion to grant Site Plan approval & grant Special Permit to erect the proposed solar array and to answer all questions on Part 2 of the Environmental Assessment Form in the negative. Bruce 2nd. All were in agreement.

Roll Call Vote:

Terry aye

Bruce aye

Phil aye

Ira aye

Check #105555 for \$35 was received.

Rob Stout of Whiteman Osterman & Hanna LLP, representing Pond Lily, Inc. appeared to review a proposed three lot subdivision of tax parcel 194.-1-11.2, located at 365 West Pond Lily Road. The subdivision was given sketch plan approval at the January 27, 2014, Planning Board meeting. The applicant was advised that health department approval & driveway permits will be required for the vacant lot(s). Mr. Stout advised the Board that as the dwelling proposed for one of the lots exceeds a threshold in terms of its size, that the DEC had been involved in the design of the septic system. The Board requested that the applicant receive a letter from the Columbia County Department of Health that the system would meet the County's approval and that driveway permits be provided.

The Public Hearing for the Karl Krauss Conservation Density Subdivision on State Route 82 was continued. Dan Russell appeared on behalf of Karl Krauss Industries, LLC. The Declaration of Driveway Easement and Maintenance Agreement has been approved by Town Attorney Warren Replansky. Resolution Approving an Open Development Area for the Karl Krauss Industries, LLC – Conservation Density Subdivision was received from the Town Board. A letter from David Boice, Chief, Ancram Fire Co., was received indicating that as long as the driveway meets New York State Fire Code, then the Fire Co. has no problem with the application. An email was received from Marcia Ellis of the DEC indicating

that the land that has been cleared (not a part of this application) meets with agricultural exemption criteria. Paul McCreary of Morris Associates had previously signed off on the application. Terry asked for public comment. There was none.

Terry made a motion to close the Public Hearing, Phil 2nd, all were in favor.

Terry made a motion to answer all questions on Part 2 of the Environmental Assessment Form in the negative. Bruce 2nd, all were in favor.

Terry made a motion to grant preliminary & final approval of the lot line adjustment and two lot subdivision on the condition that notes are added to the maps referencing the Open Development, the Road Maintenance Agreement and need for a Notice of intent to be filed with the DEC regarding the SWPPP before construction can begin on the driveway.

Ira 2nd,

All were in agreement.

Roll Call Vote:

Terry aye

Bruce aye

Phil aye

Ira aye

The DRAFT minutes from May 2014 were read. Terry made a motion to accept. Bruce 2nd. All were in favor.

With no other business to discuss, Terry made a motion to adjourn at 8:20pm. Bruce 2nd. All were in favor.

Respectfully submitted,

Terry Porter