

MINUTES
February 16, 2021 DIGITAL MEETING 6:30pm
TOWN BOARD MEETING

1. CALL TO ORDER/ DIGITAL PLEDGE TO FLAG- Stated by each Town Board Member
2. ROLL CALL

	PRESENT	ABSENT	ZOOM
Supervisor John C. Reilly			x
Council-member Nichole Martini			x
Council-member Pat Odell			x
Council-member Michael Moran			x
Council-member John Fraser Paterson			x

MONTHLY THOUGHTS:

Traditional businesses can say, 'We're going to sell widgets to people, and it will make X amount of profit.' But new business models are hard.

Kevin Systrom-Founder Instagram

NEW BUSINESS SECTION 2021

1. Quick review - Tax issue 2021 County error on Gallatin tax (\$10,000). Town Clerk to present.
 Outside County Accounting Firm entered a typo for the Town Tax levy resulting in Town tax bills being slightly lower and the Town tax collection \$10,000 less. The Accounting Firm is last eyes on the tax levy line before the bills are printed and files sent to mortgage companies.
2. Set cash reserves for 2021. Reserve amounts for: (\$1,025,000)
 - A. Highway Equipment-\$400,000
 - B. Capitol Building Improvements \$300,000
 - C. Storm Reserve \$25,000
 - D. Park - Gallatin Conservancy Area \$75,000
 - E. Unallocated Cash - float amount (set aside for comp/zoning) \$225,000 (\$25,000 for Comp Plan/Zoning Review)

**Resolution 2021- 8 To establish 2021 Reserve Amounts for the Town of Gallatin.
Motion Councilmember Moran Second Councilmember Martini
Vote 5 Yes 0 No**

3. Appointment Process Resolution Council Member Moran to present

**Resolution 2021- 9 To establish an appointment and volunteer process for
the Town of Gallatin.
Motion Councilmember Odell Second Councilmember Paterson
Vote 5 Yes 0 No**

Appointment and Volunteer Process

In order to make sure we, the Town Board and Supervisor, forge our most engaged boards and committees, we ask that for any board appointed or volunteer position each candidate send an email (or letter) stating their intent, including both why they are interested in this specific position as well as any past experience and abilities they see as beneficial for said role. We also ask that the candidate is familiar with the duties and responsibilities of the position they are interested in and provide the Town Clerk with sufficient contact information.

Each Councilperson has the right, and is encouraged to, have an interview or conversation with each person that has submitted the above statement and information. In the event multiple persons are interested in limited positions, appointed or volunteer, it is strongly suggested that Councilpersons exercise interviews and due process to ensure that the decisions made are objective, and for the betterment of the town.

Before the Town Board formally appoints any person, each Councilperson should have time for due diligence. In the event any of the five Councilpersons do not feel there has been sufficient time or information to decide on appointments, they may ask for additional time or call a vote for an executive session to discuss the specific situation.

Candidates that have given the above information are to be notified of the date and time of the meeting at which the Town Board will be deciding on said appointment and are encouraged to be present either in person or digitally.

Below is suggested language to share with anyone who shows interested in a town appointed or volunteer position, or in part on the call for interest:

Thank you so much for your interest! It's very important that people such as yourself take part in our local government and help to shape and support our vibrant Gallatin community. In order to make sure we, the Town Board and Supervisor, forge our most engaged boards and committees, we'd love to hear about why you'd like to be involved and any related experience and interests that you feel are helpful. We also ask that you familiarize yourself with the duties and responsibilities associated with this position and share your preferred contact information so we may be in touch.

You may hear from one or all of us to have a short conversation to get to know you better as we strive for our boards and committees to reflect the diverse range of experience and talents which make up Gallatin's residents.

We will be in touch to let you know the date we will be convening a public meeting to vote on this appointment.

4. Re-org review -ZBA member/alternate member
Resolution 2021-10 The Board resolves to appoint:
Matthew Gold -ZBA Member
Ann Simmons ZBA Alternate
Motion Supervisor Reilly Second Councilmember Martini
Vote 5 Yes 0 No
5. Home Rule resolution: Ongoing Discussion. This would preempt the County negotiating a PILOT for the Town. This could hurt future revenues. Further discussion needed for the possible plus and minus of a PILOT on the Town level.
6. Begin FCID review on referral of Planning Board. Establish FCID, Professional engagement, retainer amounts.

At the Planning Board meeting on January 25, 2021, Beverly Kerzner and Jazz Mace presented a plan to operate a “glamping” establishment, Emfuleni Farm, on their property at 461 Silvernails Road, tax parcel 218.-1-1.111. The property exists as approximately 128 acres with primary dwelling, cottage, caretaker’s apartment, barns, paddock areas, vegetable garden, open & wooded areas, at the convergence of the Roeliff-Jansen Kill & Shekomeko Creek in RA-2 Zone. The owners propose a family run business to provide five (5) tents sites for overnight guests along with communal areas on wooden platforms and to offer picnics for additional daytime guests on the property. All meals would be provided by Emfuleni Farm from a commercial kitchen to be established in the “South Barn”. The intent is for guests to be immersed in an agricultural experience during their stay at Emfuleni Farm.

The Planning Board determined that the facility should be classified under the Town of Gallatin Zoning Law, District Schedule of Use Regulations as a Recreation Club or Area, Outdoor (for profit), requiring the establishment of FCID. PB reviewed the site plans submitted in the pitch for compliance with the Zoning Law. As the property does not front onto a State or County Road, a variance will be required. It was noted that setback requirements will need to be met in the placement of the tent platforms. It was also noted that three (3) of the proposed sites fall within the 100-year flood zone surrounding the Roeliff-Jansen Kill. If tent platforms are to be built within this flood zone, the platforms must be built to withstand bombardment by large chunks of ice that have been known to travel down the waterway during flooding in the winter. Compliance with Section 3.3 of the Zoning Law, Conservation Overlay District (COD) and Watercourse Protection Overlay District (WCPOD) is required including the provisions of LL #2 of 1984, Flood Damage Prevention. State & Federal Wetlands and Flood Lines should be delineated on the site plan. NYS DEC should be consulted, and approval obtained. Compliance with 4.10 Freshwater Wetlands Regulated by Federal and State Agencies will be required. Columbia County Department of Health approval will be required.

The proposal is hereby referred to the Town Board to be considered for the establishment of FCID.

Resolution 2021- 10 To entertain an FCID application at 461 Silvernails Road, tax parcel 218.-1-1.111 in the Town of Gallatin.

**Motion Councilmember Paterson Second Councilmember Martini
Vote 5 Yes 0 No**

The Town will engage an Attorney and Engineer to guide the board and applicant through the FCID Application process. An escrow account will be established to fund Town costs for the FCID.

A complete application needs to be presented to the Town Board to include full scope of the project and site plan. The project is then referred back to the Planning Board for review and then referred back to the Town Board to establish the FCID.

The applicant can phase the project, but each change not in the original FCID must go through the approval process.

Violations of the FCID will result in a fine or rescinding of the FCID.

REVIEW OF PUBLIC COMMENT ON NEW BUSINESS (Email/Zoom Comment)

MONTHLY BUSINESS SECTION

1. Review of January 2021 Minutes for Errors/Clarifications **Resolution 2021- 11 Approve January 2021 Meeting Minutes and posting of any completed Committee minutes.**
**Motion Councilmember Martini Second Councilmember Moran
Vote 5 Yes 0 No**
2. Bill Review of Non-Recurring items- **Resolution 2021-12 to approve January 2021 bills (done by digital abstract review) for payment.**
**Motion Councilmember Odell Second Councilmember Martini
Vote 5 Yes 0 No**
3. Highway Superintendent Comments/Report- Read and Filed
4. Comments of Code Enforcement Officer-Read and Filed
5. Clerk Reports-Read and Filed
6. Assessor Comments-Exemptions due March 1.
7. Supervisors report - update on County matters as applicable.

REVIEW OF PUBLIC COMMENT ON OLD BUSINESS (Email/Zoom/Live Comment)

**MEETING ADJOURNED BY RESOLUTION OF THE GALLATIN TOWN BOARD
Motion Councilmember Odell Second Councilmember Martini**