

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

ACCEPTED  
January 27, 2020

Attending: Chairman Terry Porter, Larry Brody, Bruce Humphries, Kimberly Yambrick, Councilman Fraser Patterson, Carl Matuszek, Heidi L. Tucker and Richard Sardo

Absent: Mike L. Porter

Chairman Porter called the January 2020 GPB meeting to order at 7:00pm.

Terry opened a public hearing for a 4-lot subdivision proposed by Kathryn E. Salensky, 149 Benton Road, tax parcel 182.-00-2-6, existing as approximately 96.5 acres in zone RA-2. Carl Matuszek appeared representing Ms. Salensky and offered a letter from Ms. Salensky authorizing him to represent her. Mr. Matuszek presented a plan to subdivide the property, into four (4) parcels as follows: Parcel A, 5.045 acres including a dwelling and a barn; Parcel B, 6.046 acres and including a dwelling and several accessory buildings; Parcel C, 36.08 acres of open land; Parcel D, 49.34 acres of open land. A variance was received from the ZBA on November 19, 2019 to allow less than 50' setbacks for the existing accessory buildings near the proposed property line between Parcels A & B. Locations of perc tests were indicated on the maps on parcels C & D and a letter was presented from the Columbia County Department of Health noting the feasibility of septic systems on parcels C & D. A letter was received from Highway Superintendent, Jack Gomm, indicating that multiple possibilities for driveway locations on Benton Road exist on parcels C & D.

Terry asked for public comment. There was no public comment.

Terry made a motion to close the public hearing, Larry 2<sup>nd</sup>. All were in favor.

Terry made a motion to answer all questions of Part 2 of the SEAF in the negative and to grant preliminary & final approval for the 4-lot subdivision. Larry 2<sup>nd</sup>.

Roll call vote:

Terry - Aye

Larry - Aye

Bruce - Aye

Kimberly – Aye

Checks were received as follows:

Sketch Plan Review \$ 50

Application Fee \$450

Recreation fee \$750

Advertising fee \$ 25

Larry excused himself from the meeting at this point as he was not feeling well.

Heidi L. Tucker, owner, and Richard Sardo, Land Surveyor, presented a plan for a lot line adjustment conveying 3.001 acres from the property of Stephen Tucker and Heidi Baldwin Tucker fronting on Route 82, tax parcel 205.-1-4.1, to Christopher Scarfi and Geraldine Gayle Keller fronting on Wilmer Hill Road, tax parcel 205.-1-4.2. Application, SEAF & deed were presented. The Board reviewed the maps & commented that it would be helpful to see the entire Tucker property on the map for context. Mr. Sardo suggested using a portion of the tax map on the plan to show that the Tucker property fronts on Route 82 and this was acceptable to the GPB. Terry made a motion to grant Sketch Plan approval. Bruce 2<sup>nd</sup>, all were in favor. A check in the amount of \$50 was received for Sketch Plan review. Terry will announce the public hearing for the action for the February 24, 2020, GPB meeting.

Draft minutes from November 25, 2019 meeting were reviewed. Terry made a motion to accept the minutes. Bruce 2<sup>nd</sup>. All were in favor

Terry mentioned to the Board that the New York Planning Federation Spring Conference takes place from April 19-21 at the Sagamore Resort in Bolton Landing, NY. This is a good way to get continuing education credits. Terry asked that if anyone wants to attend to let him know so that he can request reimbursement for travel, registration, etc. from the Town Board. Terry & Fraser were confident that the Town will cover expenses for those who want to attend.

With no other business to discuss, Terry made a motion to adjourn at 8:00pm. Kim 2<sup>nd</sup>. All were in favor.

Respectfully submitted,

Terry Porter, Chairman