

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

ACCEPTED
January 25, 2021

Attending: Chairman Terry Porter, Bruce Humphries, Kimberly Yambrick, Larry Brody, Councilman Fraser Patterson, Beverly Kerzner and Jazz Mace , all via Zoom

Absent: Michael L. Porter

Chairman Porter called the January 25, 2021, GPB meeting to order at 7:00pm

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. A full description of the proposed operation is attached. The Board discussed how the facility would be classified under the Town of Gallatin Zoning Law, District Schedule of Use Regulations. It was determined that the establishment of Emfuleni Farm would be considered a Recreation Club or Area, Outdoor (for profit) which will require the Town Board to create an FCID. PB reviewed the site plans submitted in the proposal 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 by 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.

Terry made a motion to refer the proposal to the Town Board for the establishment of FCID. Bruce 2nd, all were in favor.

Draft Minutes from the December 28, 2020, meeting were reviewed. Terry made a motion to accept the minutes, Kim 2nd All were in favor

With no other business to discuss, Terry made a motion to adjourn at 7:45pm. Larry 2nd. All were in favor.

Respectfully submitted,

Terry Porter, Chairman