

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

ACCEPTED
February 24, 2020

Attending: Chairman Terry Porter, Larry Brody, Bruce Humphries, Mike L. Porter, Kimberly Yambrick, Councilman Fraser Patterson, Dan Russell, Josh Arnow, Eli Arnow & his fiancée, Stephen & Heidi Tucker, Richard Sardo and Lynden Chase

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

Dan Russell of Crawford & Associates, PC, presented a plan to subdivide a 9.895 acre parcel from tax parcel 194.-01-37 existing as approximately 130 acres on Kozlowski Road, zone RA-2/RA-3, Town of Gallatin, and owned by Joshua Arnow and Elyse Arnow Brill. Copies of notarized application (one original), SEAF Part 1, deed, letters of approval for septic system from the Columbia County Department of Health, and a permit from the DEC for the proposed driveway were submitted. The proposed driveway crosses a NYS Freshwater Wetland and the driveway's location was permitted in the location as indicated on the plans. Additionally, a letter from Joshua Arnow was submitted allowing Dan to represent him in this matter. An existing shed is shown on the plan to be removed. The setback for an existing barn is shown to comply with the Gallatin Zoning Law Section 4.8.C. as the barn is an accessory structure to a farm. Adequate road frontage and lot width are proposed.

Terry made a motion to grant sketch plan approval, Larry 2nd, All were in favor. Subdivision will be advertised for public hearing at our March 23, 2020 meeting

Checks were received as follows:

Sketch Plan Review	\$ 50
Advertising fee	\$ 25
Application fee	\$150

(Recreation fee will be paid at the next meeting)

Terry opened a public hearing for lot line adjustment. Stephen & Heidi L. Tucker, owner, and Richard Sardo, Land Surveyor, presented a plan for a lot line adjustment conveying 3.001 acres from the property from 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 application had not been notarized. The Board reviewed the maps and noted that, as suggested at the January 2020 meeting, Mr. Sardo used a portion of the tax map on the plan to show that the Tucker property fronts on Route 82.

Terry asked for public comment.

There was no public comment.

Terry made a motion to close the public Mike 2nd. 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 lot line adjustment. Mike 2nd.

Roll call vote:

Terry - Aye

Larry - Aye

Bruce - Aye

Mike - Aye

Kimberly – Aye

Terry noted that we need to receive a notarized copy of the application. Ms. Tucker indicated that she would have the application notarized and drop off the notarized copy at the Town Hall. (Terry subsequently received the notarized application from Lisa Deleeuw)

Checks were received as follows:

Application Fee \$50

(Advertising fee was not made, Terry will follow up with Richard Sardo for payment)

Lynden Chase presented a plan to subdivide 9.31 acres from tax parcel 203.-1-21.100 existing as approximately 489.20 acres on Green Hill Road, zone RA-2/RA-3/LDR-3, Town of Gallatin, and owned by James F. Tufenkian. The proposed new lot contains an existing dwelling and the remaining lands do as well. There is an existing driveway to be maintained on the proposed new lot. Adequate road frontage and lot width are proposed. Copies of notarized application (one original), SEAF Part 1, deed, and a letter from James Tufenkian authorizing Lynden to represent him in this matter were submitted.

Terry made a motion to grant Sketch Plan approval, Bruce 2nd, all were in favor. Subdivision will be advertised for public hearing at our March 23, 2020 meeting

Draft minutes from January 25, 2020 meeting were reviewed. Terry made a motion to accept the minutes. Bruce 2nd. All were in favor

Larry updated the Board in regard to the update of the comprehensive plan.

With no other business to discuss, Terry made a motion to adjourn at 8:10pm. Kim 2nd. All were in favor.

Respectfully submitted,

Terry Porter, Chairman