

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

ACCEPTED

February 28, 2022

Attending: Chairman Terry Porter, Kimberly Yambrick, Larry Brody, Michael L. Porter, Councilperson Dan Quinn, Robert Lopez – Director of 911, Deputy Director of Emergency Management, Columbia County, and a colleague, Chris Achtschin, Surveyor Wesley Chase

Chairman Porter called the February 28, 2022, GPB meeting to order at 7:00pm

Robert Lopez and Chris Achtschin presented a draft Immunity Resolution to exempt the County from the requirements of the Gallatin Zoning Law for the building of a communications tower on the County transfer station property on Route 82. They also presented a proposed new location for the tower on the south end of the property which appears to be a better location for the tower, but still does not conform to the Gallatin Zoning Law. Terry will pass the Immunity Resolution & new location along to the Town Board for review and consideration.

Wesley Chase presented a 2-lot subdivision proposed by John & Donna Bovitz for property at 96 King Road, Red Hook, NY 12571, tax parcel 211.-1-85.2. Mike noted that the application indicates the address as 43 King Road. The application will be corrected to reflect 96 King Road. A map was reviewed. As planned, both lots need road frontage. Wesley sketched out an extension of King Road onto the map showing enough road frontage for both parcels and a cul-de-sac at the end to accommodate the turning of emergency vehicles. Locations of two deep hole perc test will need to be shown on the undeveloped parcel and a letter from the DOH will be needed to indicate the type of septic system that will be needed.

Terry made a motion to grant Sketch Plan approval, Larry 2nd.

All were in favor.

Wesley Chase asked for advice for a proposal to build a house within the Ridgeline Protection Overlay District for property on County Route 11 owned by James Murphy. Potential buyers would like a waiver from the review requirements of the Ridge Line Protection Overlay District. Wesley indicated that the building site is not visible from any public way. The Board suggested that a site visit be arranged.

The Board reviewed a 2009 Application for Special Permit by Stephen H. Bogdanffy to operate a Farm Market at 287 Snyderville Road, Elizaville, NY 12523. As the work to build-out the Farm Market was not completed within one year of the date of approval for the Special Permit, the application will need to be resubmitted for approval.

Draft Minutes from the January 24, 2022, meeting were reviewed. Terry made a motion to accept the minutes, Larry 2nd All were in favor

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