

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

ACCEPTED
February 24, 2025

Attending: Planning Board Members, Larry Brody, Fraser Paterson, Michael L. Porter & Chairman Terry Porter, Town Board Liaison, Jeff Jorve, applicants Claudia Bennett, Stanford Bennet & Dominick Domenco

Absent: Linda Baldwin

Claudia Bennett presented a plan to build an Accessory Dwelling in an existing barn on her parents' property owned by Cortese Family 2020 Irrevocable Trust at 168 Sunnyside Lane, Red Hook, NY 12571. Accessory Dwellings require Special Use Permit and Site Plan approval by the Planning Board. The existing barn is located near the front yard setback and it must be verified that the location meets setback requirement of 75 ft. to the centerline of Sunnyside Lane. The building is 30 ft. X 30 ft. and the second floor is unfinished space. The applicant proposes a 2-bedroom, 1 bath, accessory dwelling on the second floor of the barn. The heated area of the Accessory Dwelling is proposed to be just under 900 sq. ft. There will also be ½ bath on the lower level, but it is not a part of the dwelling. A new septic system is proposed specifically for this building. The applicant must send notices to the owners of neighboring properties within 200 ft. of this parcel via Certified Mail no less than 10 days before the public hearing. The applicant must submit receipts indicating the notices were sent. The applicant submitted Special Permit Application, SEAF Part 1, a proposed floor plan and a survey for the property. The Board asked for a "to scale" print of the survey so that the setback can be verified. The Planning Board accepted the application and will announce the public hearing for the March 24, 2025, Planning Board meeting. The application must be referred to the Columbia County Planning Board as the property is within 500 ft. of County Route 2. Terry will send to the CCPB for review at their March meeting.

Jeff Jorve reviewed the status of the updated zoning.

Draft Minutes from December 16, 2024, meeting were reviewed. Larry made a motion to accept the minutes, Mike 2nd. All were in favor

With no other business to discuss, Terry made a motion to adjourn at 8:25pm, Larry 2nd. All were in favor.

Respectfully submitted,
Terry Porter, Chair