

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

ACCEPTED
March 22, 2021

Attending: Chairman Terry Porter, Bruce Humphries, Kimberly Yambrick, Larry Brody, Michael L. Porter, Councilperson Pat Odell, Richard & Jan Trachtman, Victor Seidler, Nichole Martini and Eric Costello, all via Zoom

Chairman Porter called the March 22, 2021, GPB meeting to order at 7:00pm

Terry opened a public hearing for a lot line adjustment. Richard & Jan Trachtman presented a plan to adjust the lot line between Tax Parcels 193.-02-1.2 and 193.-02.01.11 for sketch plan review. The Trachtmans propose to convey 19.25 acres from parcel 193.-02.01.11 to the parcel where their dwelling exists, 193.-02-1.2, existing as 4.19 acres resulting in an adjusted parcel of 23.44 acres with the dwelling and leaving 16.88 acres as parcel 193.-02.01.11. A right of way will be maintained over parcel 193.-02.01.11 to access a pond from the west. Road frontage and lot width of both remaining parcels meet the Gallatin Zoning Law, District Schedule of Area and Bulk Regulations for RA-2 Zone. No new parcels are proposed. This action was granted Sketch Plan approval at the February PB meeting. Updated maps were received along with notarized application, copy of the deed and SEAF with part 1 completed. Checks in the amount of \$50 for Sketch Plan Review, \$50 for the Application Fee and \$25 for advertising the public hearing were received.

Terry asked for public comment, there was none.

Terry made a motion to close the public hearing, Bruce 2nd

All were in favor.

Terry made a motion to answer all the questions of Part 2 of the SEAF in the negative and to grant preliminary & final approval, Larry 2nd

Roll call vote:

Terry - Aye

Larry - Aye

Bruce – Aye

Mike – Aye

Kimberly - aye

Nichole Martini and Eric Costello presented a sketch plan for a proposed 2-lot subdivision of tax parcel 212.-1-35.1 located at 43 Sigler Road. The property exists as approximately 229 acres with a dwelling on Sigler Road and with frontage along Sigler Road and Gallatinville Road. Eric proposes to subdivide approximately 3 acres with the dwelling and the frontage along Sigler Road leaving the balance of approximately 225 acres as open farmland. Road frontage, lot width & setback requirements meet the Gallatin Zoning Law, District Schedule of Area and Bulk Regulations for RA-2 Zone. The Board discussed the requirement for Board of Health approval for new vacant lots. The lot with the dwelling has an existing septic system and well, but the remaining parcel does not. The Board felt that while the remaining larger parcel is intended now for agricultural use, that a septic system would be feasible if in the future if the owner wanted to build on it. At this point it would be meaningless to indicate the results of two deep hole perc test on such a large parcel.

Terry made a motion to waive the Board of Health requirement for the larger open parcel, Mike 2nd, All were in favor.

Application, Deed, SEAF with part 1 completed and a check in the amount of \$50 for Sketch Plan Review were received

Terry made a motion to grant sketch plan approval, Kim 2nd, All were in favor.

Application, copy of deed, SEAF with part 1 completed and a check in the amount of \$50 for Sketch Plan Review were received

Terry will announce the public hearing for our April 26, 2021 meeting.

Draft Minutes from the February 22, 2021, meeting were reviewed. Terry made a motion to accept the minutes, Bruce 2nd All were in favor

With no other business to discuss, Terry made a motion to adjourn at 7:30pm. Mike 2nd. All were in favor.

Respectfully submitted,

Terry Porter, Chairman