

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

ACCEPTED

March 25, 2024

Attending: Linda Baldwin, Larry Brody, Fraser Paterson, Michael L. Porter & Chairman Terry Porter; Applicant: Cathy Robertson, Surveyor: Matt Bowe

Chairman Porter called the March 25, 2024, GPB meeting to order at 7:00pm

Cathy Robertson along with her surveyor, Matt Bowe, presented sketch plan for a lot line adjustment of her property at 133 Ridge Road, Elizaville, NY 12523, between tax parcels 193.-1-11.200 & 193.-1-56. As presented, the Board had concerns about some of the setbacks for existing buildings on the site. While both proposed lots have sufficient road frontage, a lot width of 200 ft. on the eastern parcel would limit where a dwelling can be placed in the future. The Board suggested revising the plan to make sure that the lot width could accommodate a building anywhere on the site as long as setbacks are met. Terry made a motion to grant sketch plan approval, Larry 2nd, All were in favor

The Board reviewed a referral from the ZBA. Vance Pinchbeck, 44 N. Gold Road, Elizaville, NY 12523, tax parcel 182.-2-44, has applied for an area variance to locate a generator in the required front yard setback & a shed in the required side yard setback.

The Planning Board recommends approval for the variance to locate a generator in the front yard setback. If the shed located in a side yard can be moved, it should be moved. But if it is permanent, then the Planning Board recommends approval of the existing location of the shed.

The Board reviewed a second referral from the ZBA. Paul Brun Del Re, 246 County Route 11, Pine Plains, NY 12567, tax parcel 204.-1-53, has applied for an area variance to locate a generator in the required side yard setback.

The Planning Board recommends approval for the variance to locate a generator in the side yard setback.

Draft Minutes from the November 27, 2023, meeting were reviewed. Mike 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 7:40pm. Fraser 2nd. All were in favor.

Respectfully submitted,

Terry Porter, Chair