

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

ACCEPTED

April 25, 2022

Attending: Chairman Terry Porter, Larry Brody, Michael L. Porter, Fraser Paterson, Surveyor, Wesley Chase and Landowner, Jim Murphy

Chairman Porter called the April 25, 2022, GPB meeting to order at 7:00pm

Wesley Chase & Jim Murphy presented a site plan to build a house by a potential buyer within the Ridgeline Protection Overlay District (RPOD) on Mr. Murphy's property on County Route 11. The potential buyers are seeking a waiver from review by the Planning Board according to Section 3.4 of the Zoning Law. It has been established that the site is not likely to be viewed from a public observation point. And while Signal Rock is not currently a public observation point, there is concern that this site is visible from Signal Rock. The Board reviewed a previously granted waiver from October 2020, for property that was also in the RPOD. In that case, the project was much farther along in the design process and specific requirements were given as conditions. The Board indicated that even though this project is not as far along, that similar conditions would be needed for the waiver to be granted. Wesley will prepare a resolution clarifying the footprint of the house & its location, finished first floor elevation & height above finished first floor, lighting, proposed finished building materials and colors along with notations about clearing and which trees will be cut. The resolution will be reviewed at the May meeting.

With no other business to discuss, Terry made a motion to adjourn at 7:40pm. Larry 2<sup>nd</sup>. All were in favor.

Respectfully submitted,  
Terry Porter, Chairman