

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

ACCEPTED

April 22, 2024

Attending: Linda Baldwin, Larry Brody & Chairman Terry Porter; Town Board member: Michael Moran, Applicant: Cathy Robertson, Surveyor: Matt Bowe, Surveyor: Wesley Chase

Absent: Fraser Paterson & Michael L. Porter

Chairman Porter called the April 22, 2024, GPB meeting to order at 7:00pm

Cathy Robertson along with her surveyor, Matt Bowe, presented a 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. They offered a plan to address the Planning Boards concern with lot width. As presented, on the easternmost lot, the lot width issue was satisfied, but the side yard setback at the existing building in the northwest area did not meet the zoning law requirements of 50 ft. Terry also pointed out that federally regulated wetlands are shown on recent maps on the site. If it can be determined that the wetlands are no longer regulated due to a recent Supreme Court ruling, then they can be ignored. But if the wetlands are regulated, then the area of the wetlands must be deducted from the overall area of the lot leaving at least a net area of 2 acres. Matt will investigate and make a determination. Check in the amount of \$50 was received for sketch plan review.

Wesley Chase presented a plan for Hilltop Farms, LLC, to subdivide tax parcel 212.-1-29 existing as 64.47 acres on both sides of Hilltop Road. The property is in the Columbia Land Conservancy. Hilltop Farms, LLC, proposes to subdivide the parcel into 11.68 acres with an existing dwelling & 52.79 acres remaining as open land. As the open land has no approved building site by the CLC, the Planning Board waived the requirement of Dept. of Health approval. Wesley will note on the maps that the property is in the CLC.

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

Check in the amount of \$50 was received for sketch plan review

Draft Minutes from the March 25, 2024, meeting were reviewed. Larry made a motion to accept the minutes, Linda 2nd All were in favor

As the regularly scheduled date for the May meeting falls on Memorial Day, the Board determined that May 29, 2024, would be a good day to have the May meeting. Terry will confirm that the Town Hall is available that evening.

With no other business to discuss, Terry made a motion to adjourn at 7:55pm. Larry 2nd. All were in favor.

Respectfully submitted,
Terry Porter, Chair