

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

ACCEPTED
April 28, 2025

Attending: Planning Board Members, Larry Brody, Fraser Paterson & Chairman Terry Porter; applicants Maximo Campoverde & Marta Peralta, Surveyor, Richard Zapp; member of public, David Dodd; and Will Weiss from Pine Plains Herald

Richard Zapp & Maximo Campoverde presented a proposed lot line adjustment between tax parcels 211.-1-2 and 211.-1-5. Larry Brody recused himself from the Planning Board as he is an adjacent property owner. According to the Columbia County digital tax maps, tax parcel 211.-1-2 exists as 48.0 acres and parcel 211.-1-5 exists as 2.3 acres at the end of Ten Neighbors Road. Mr. Campoverde proposes a lot line adjustment making tax parcel 211.-1-5 three acres to comply with the Zoning District LDR-3 requirement of three acres leaving tax parcel 211.-1-2 with 47.3 acres. The lot line adjustment would incorporate an area approved for a septic leach field on parcel 211.-1-5. Without Larry, the Board did not have quorum to vote for sketch plan approval, but Fraser & Terry agreed that in theory, they had no objection to the lot line adjustment as long as the deeds identify the easement to cross the other properties and that legal safe access can be provided for emergency vehicles. In the future, Mr. Campoverde would like to further subdivide tax parcel 211.-1-2 having house sites for his children. Larry Brody, as a neighbor, believes that Ten Neighbors Road does not extend to this property. The traveled way traverses several properties to get to Mr. Campoverde's property and it is unclear if Mr. Campoverde has the right to improve the road to provide access. Larry also questioned the accuracy of the survey provided as it does not list Larry as the adjacent property owner and there are discrepancies in filed map for Larry's adjacent parcel and the map that was presented by Mr. Zapp. It was agreed that Terry would contact the town attorney to review and make recommendations.

The Board reviewed an application to the ZBA for an area variance from Jake Exline to replace the existing garage on his property at 75 Near Road with an 1140 sq. ft. garage. Setbacks cannot be met. The Board agreed that the proposed location for the new garage 60 ft. to the centerline of Near Road and 75 ft. from the rear property line improves the existing condition with garage being about 30 ft. to the centerline of Near Road.

The Board reviewed an application from Robin Butcher, 106 Near Road, for an area variance to place a deck and garage on her property that cannot comply with the setbacks required by the Zoning Law on this non-conforming lot. The applicant proposes rebuilding a house on an existing foundation. To the rear, she proposes a deck that will be less than 70 ft. to the rear property line. She also proposes adding a garage to the south of the house that also cannot meet the 50 ft. side yard requirement. David Dodd, whose property adjoins the property, wanted to know the maximum lot coverage allowed in LDR-3. Maximum lot coverage in LDR-3 is 7%. The Board did not feel that we had enough information to make a recommendation to the ZBA. We felt that there needs to be an accurate survey identifying the location of the well & septic system and the size and location of the proposed garage. Lot coverage should be established for the existing foundation and proposed structures.

Draft Minutes from March 24, 2025, meeting were reviewed. Larry made a motion to accept the minutes, Fraser 2nd. All were in favor

As our regularly scheduled Planning Board meeting in May falls on Memorial Day, Terry suggested changing or meeting to May 19, 2025. He will check with Lisa Deleeuw to find out if the Town Hall is available on that date and then confirm with the Board members.

With no other business to discuss, Terry made a motion to adjourn at 8:30pm, Larry 2nd. All were in favor.

Respectfully submitted,
Terry Porter, Chair