

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

ACCEPTED

May 23, 2022

Attending: Chairman Terry Porter, Larry Brody, Michael L. Porter, Fraser Paterson, Applicant, Sara Nesbitt, Surveyor, Wesley Chase, Landowner, Jim Murphy, Landowners, Philip & Ivone Ribeiro and Member of Public, Leah Cadwallader

Chairman Porter called the May 23, 2022, GPB meeting to order at 7:00pm

Terry opened a public hearing for a 2-lot subdivision of tax parcel 201.-1-5.11 existing as 131.30 acres & located at 132 Decker Road in RA-2 Zone in the Town of Gallatin, owned by Sara Nesbitt. The applicant proposes to subdivide Lot #1 as 5.00 acres with the dwelling and accessory structures on both sides of Decker Road and Lot #2 as 126.30 acres, the remaining vacant area of the parcel. Notarized application, SEAF Part 1, a copy of the deed and a letter from Patrick J. Prendergast, PE, indicating the witnessing deep hole perc tests and a recommendation for septic system for the vacant parcel were received. Terry asked if there was public comment, there was none.

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

Roll call vote:

Terry - Aye

Larry - Aye

Fraser – Aye

Mike - Aye

Check in the amount of \$150 was received for the Application Fee, another in the amount of \$250 for the Recreation Fee and a check in the amount of \$25.00 was received for Advertising the Public Hearing.

Wesley Chase & Jim Murphy presented Resolution Granting Waiver from the Review Requirement §3.4(D)(2) of the Town of Gallatin Zoning Law for Property Designated as Tax Parcel 103400-203.-1-22 Located off County Route 11, Gallatin, New York. Mr. Murphy has potential buyers for the property, Christopher Tsai & Andre Stockamp, and they are seeking the waiver. Wesley read the resolution. The resolution identifies 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. Additionally, the resolution indicates the intent of the potential buyers to combine a landlocked parcel with the larger parcel. Wesley read the resolution. Terry asked for public comment. Leah asked why we have the law if it is not enforced. Terry explained that the law was being enforced and that the Planning Board had been to the site and determined that the proposed structure is unlikely to be visible from a public observation point. Enforcement of the details of the resolution will be the responsibility of the Zoning Enforcement Officer and the Planning Board.

Terry made a motion to accept the waiver as proposed by the resolution, Mike 2nd

Roll call vote:

Terry - Aye
Larry - Aye
Fraser – Aye
Mike - Aye

Ivone Ribeiro presented a proposal to build a 1920 sq. ft. Private Garage on her property at 169 Near Road. The Gallatin Zoning Law requires Site Plan Review and Special Use Permit for a Private Garage more than 1150 sq. ft. Terry will send Special Permit application to Ivone.

The Planning Board reviewed a referral from the ZBA for Lou Jones, 845 Jackson Corners Road, for an area variance to locate (2) sheds and an above ground pool with deck in the required setbacks on the property that fronts onto the Roeliff-Jansen Kill. It was determined that as the pool & deck are not located within the 100-year flood zone of the Roe-Jan, a Special Permit is not required. It is the opinion of the Planning Board that locations for the sheds and pool/deck could be sited to comply with the required setbacks and that the application does not show hardship. Terry will draft a letter to the ZBA recommending denial of the requested variances.

Draft Minutes from the April 25, 2022, meeting were reviewed. Larry made a motion to accept the minutes, Fraser 2nd All were in favor

With no other business to discuss, Terry made a motion to adjourn at 8:20pm. Larry 2nd. All were in favor.

Respectfully submitted,
Terry Porter, Chairman