

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

ACCEPTED  
June 22, 2020

Attending: Chairman Terry Porter, Larry Brody, Bruce Humphries  
Councilman Fraser Patterson, Dan Russell and Lynden Chase

Absent: Mike L. Porter and Kimberly Yambrick,

Chairman Porter called the June 2020 GPB meeting to order at 7:00pm

Terry noted that it was nice to be meeting again after the being paused due to Coronavirus pandemic since March.

Terry opened a public hearing for a 2-lot subdivision of the Arnow property on Kozlowski Road. Dan Russell of Crawford & Associates, PC, presented a plan to subdivide a 9.987 acre parcel from tax parcel 194.-01-37 existing as approximately 130 acres on Kozlowski Road, zone RA-2/RA-3, Town of Gallatin, and owned by Joshua Arnow and Elyse Arnow Brill. Copies of notarized application (one original), SEAF Part 1, deed, letters of approval for septic system from the Columbia County Department of Health, and a permit from the DEC for the proposed driveway were submitted at the February 24 Meeting of GPB. The proposed driveway crosses a NYS Freshwater Wetland and the driveway's location was permitted in the location as indicated on the plans. Additionally, a letter from Joshua Arnow was submitted allowing Dan to represent him in this matter. An existing shed is shown on the plan to be removed. The setback for an existing barn is shown to comply with the Gallatin Zoning Law Section 4.8.C. as the barn is an accessory structure to a farm. Adequate road frontage and lot width are proposed.

Terry asked for public comment. There was none.

Terry made a motion to close the Public Hearing, Larry 2<sup>nd</sup>, All were in favor.

Terry made a motion to answer all questions on Part 2 of the SEAF in the negative and to grant preliminary & final approval for the proposed subdivision. Bruce 2<sup>nd</sup>

Roll call vote:

Terry - Aye

Larry - Aye

Bruce - Aye

Checks were received as follows:

Recreation Fee                   \$ 250.00

Advertising fee (additional) \$ 8.68

(Sketch Plan Review fee, Application Fee and partial Advertising Fee was received at the February 22, 2020, meeting)

Terry opened a public hearing for a 2-lot subdivision of the Tufenkian property on Green Hill Road. Lynden Chase presented a plan to subdivide 9.31 acres from tax parcel 203.-1-21.100 existing as approximately 489.20 acres on Green Hill Road, zone RA-2/RA-3/LDR-3, Town of Gallatin, and owned by James F. Tufenkian. The proposed new lot contains an existing dwelling and the remaining lands do as well. There is an existing driveway to be maintained on the proposed new lot. Adequate road frontage and lot width are proposed. Copies of notarized application (one original), SEAF Part 1, deed, and a letter from James Tufenkian authorizing Lynden to represent him in this matter were submitted.

Terry asked for public comment. Councilman Patterson lead a discussion in regard to the 480-a Forest Tax Law exemption on this property and posed a few questions; How will this subdivision effect the tax exemption status? Will back taxes be due if the proposed subdivision is approved? Who is responsible to notify the owner of the property of the possible ramifications? What responsibility does the Planning Board have to notify the owner of the property of the possible ramifications? It was agreed that it is not the responsibility of the Planning Board. Councilman Patterson suggested that a policy in regard to the 480-a needs to be established for the Town of Gallatin.

Terry made a motion to close the Public Hearing, Bruce 2<sup>nd</sup>, All were in favor.

Terry made a motion to answer all questions on Part 2 of the SEAF in the negative and to grant preliminary & final approval for the proposed subdivision. Larry 2<sup>nd</sup>

Roll call vote:

Terry - Aye

Larry - Aye

Bruce - Aye

Checks were received as follows:

Sketch Plan Review	\$ 50.00
Advertising fee	\$ 37.48
Application fee	\$150.00
Recreation fee	\$250.00

Draft minutes from February 24, 2020 meeting were reviewed. Terry made a motion to accept the minutes. Bruce 2<sup>nd</sup>. All were in favor

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

Respectfully submitted,

Terry Porter, Chairman