

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

ACCEPTED
June 28, 2021

Attending: Chairman Terry Porter, Bruce Humphries, Larry Brody, Michael L. Porter, Councilperson Pat Odell, Gwen Greene, Doug & Greta Passeri, Rene' Deleeuw, David Itkin, Renata Mazzio, Melissa Mazzio, Devin Gittler, & other members of the public.

Absent: Kimberly Yambrick

Chairman Porter called the June 28, 2021, GPB meeting to order at 7:00pm

Terry opened a public hearing for Site Plan Review and Special Use Permit for a freestanding solar array on the property of Doug Passeri at 410 Church Road, Red Hook, NY 12571, tax parcel 203.-1-27.2. Larry Brody recused himself from this review and discussion & left the meeting. Doug proposes to erect a ground mounted solar array, 69' X 14', providing 16.56kW of off-grid power for his home on this property. Documentation for the array, Special Use Permit Application, SEAF with part 1 completed, a site plan, aerial views and copies of the certified mail receipts to all neighboring property owners within 200 ft., were submitted. Application was submitted to the Columbia County Planning Board as per Municipal Law 239-1 & 239-m as the property is within 500 ft. of the Taconic State Parkway. CCPB reviewed the application at their June 15 meeting and found no significant county-wide or intercommunity impact, but noted suggestions that have been reflected in the submitted documents. All set back requirements of the Gallatin Zoning Law will be met as indicated on the submitted site plan. Minimal clearing of less than one acre is proposed & indicated on the site plan. Terry asked for public comment. A discussion followed with questions and concerns by some of the neighboring property owners including Renata Mazzio, Melissa Mazzio & Devin Gittler. The neighbors took no issue with the proposal.

Terry made a motion to close the Public Hearing, Bruce 2nd, Larry abstained, but all others were in favor.

Terry made a motion to answer all questions on Part 2 of the SEAF in the negative and to approve the site plan and grant Special Use Permit, Mike 2nd,

Roll call vote:

Terry - Aye

Bruce – Aye

Mike – Aye

Larry – Abstain

Greta will drop off checks in the amount of \$150 for the application fee and \$25 for advertising the public hearing with Lisa Deleeuw.

Larry rejoined the meeting

Terry opened a public hearing for a 2-lot subdivision. Rene' & Lisa Deleeuw applied for a 2-lot subdivision of tax parcel 195.-1-84 existing as 33.35 acres & located at 680 County Route 11. They propose to subdivide Lot #1 as 28.86 acres and Lot #2 with an existing dwelling as 4.49 acres. Notarized application, SEAF with Part 1 completed, deed and letter from the Columbia County Dept. of Health were submitted. All frontage, lot width & setback requirements will be met. Existing curb-cut is indicated on the map as well as the location of deep hole perc test relative to the letter from the DoH.

Terry asked for 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

Bruce – 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 was received for Advertising the Public Hearing

David Itkin presented a proposed 2-lot subdivision on his property at 221 Gallatinville Road. Tax parcel 212.-1-35.200 exists as approximately 58.83 acres in RA-2 Zone. The applicant proposes to subdivide 3.00 acres with an existing cottage from the total parcel. While the bulk of David's property is in the Dutchess Land Conservancy, the 3 acres with the cottage were not included anticipating this subdivision.

Terry made a motion to grant Sketch Plan approval. Mike 2nd

All were in favor.

David submitted a check in the amount of \$50 for Sketch Plan Review. Public hearing for this application will be announced for the next GPB meeting.

Wesley Chase submitted a plan for review for a lot line adjustment for John Rodrigues at 156 Skiba Road. The map indicates the conveyance of 3.04 acres from tax parcel 211.-2-11 to tax parcel 211.-2-10. It was noted that there is a building on tax parcel 211.-2-11 for which a Special Permit should have been issued, however it was not. In fact the building was built without a Building Permit, but was later issued a Certificate of Occupancy by the Gallatin Building Inspector after his inspection. Terry will verify that the C of O was issued and ask that the building and its associated driveway be located on the map.

Draft Minutes from the April 26, 2021, meeting were reviewed. Terry made a motion to accept the minutes, Bruce 2nd All were in favor

With no other business to discuss, Terry made a motion to adjourn at 8:10pm. Larry 2nd. All were in favor.

Respectfully submitted,

Terry Porter, Chairman