

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

ACCEPTED

June 27, 2022

Attending: Chairman Terry Porter, Larry Brody, Fraser Paterson, Michael L. Porter, Council Member Dan Quinn, Applicants, Philip & Ivone Ribeiro, Rick Irizarry from New York State Solar Farm, and members of the public

Chairman Porter called the June 27, 2022, GPB meeting to order at 7:00pm

Terry opened a public hearing for Site Plan Review and Special Permit for Ivone Ribeiro at 169 Near Road, tax parcel 211.-2-27, to build a private garage more than 1150 sq. ft. The proposed garage is 40' X 48', 1920 sq. ft. and will be built from a recycle metal building that the applicants have purchased. There will be an approximately 800 ft. driveway to the new building. The applicants plan to build a home on the site in the future. They are awaiting plans from their architect. The application was referred to the Columbia County Planning Board for review according to General Municipal Law 239 l & m as the property lies within 500 feet of a State Highway (Taconic State Parkway). The Planning Board received a response noting that there is no significant county-wide or intercommunity impact and that the Town of Gallatin Planning Board may take final action with a simple majority vote.

They offered the following comments:

1. Septic system and water supply: The CCPB notes that any proposed water supply and septic system will require review and approval from the Columbia County Department of Health (CCDOH). This will include systems proposed for the garage as well as the proposed future house. The location of the proposed well(s) and septic system(s) should also be delineated on the site plan.
2. House: The location of the proposed house will need to be included on the site plan.
3. Driveway: The length of driveway is greater than five hundred (500) feet and as a result, turnarounds and pull-off may need to be necessary in order to accommodate emergency vehicle access.

The applicants explained that the proposed garage will be used to house equipment used for their concrete foundation business, but no employees will be on site. They have (2) boom trucks and these will be serviced here by the applicant in the evenings. Only one boom truck will be on site at a time. The 48' length of the building is required to house the boom truck.

Mr. Vincent Grippo, a neighbor spoke. He indicated that he had visited the site with Phil. Mr. Grippo is concerned with the amount of excavation that has already occurred on the site. There is a stone wall along the property line that should be reinforced and maintained. He wants to be

sure that the property does not look like a commercial site in the future. The rural character of the area should be maintained. Mr. Carmine Grippo noted that even with the long driveway, he hears trucks at 8-9:00pm. Mr. David Dods and reiterated that the bucolic nature of the area should be maintained. He is concerned with commercial traffic on Near Road and in the area.

Larry Brody commented that he hopes the Ribeiros can build their dream house, but cannot support the large garage without the primary dwelling being in place. He is concerned with the commercial look of the proposed building.

Fraser Patterson is concerned with the traffic of dump trucks in & out of the site in the recent past. Philip explained that available fill from another site had been transported to the site. Fraser asked that assuming the recent activity will cease after fill is complete, what might that activity be in the future.

Mike Porter noted that according to the Gallatin Town Law, section 5.25, up to (2) commercial vehicles can be stored outdoors on-site as long as they are owned by the property owner.

Terry directed the applicants to include the information suggested by the Columbia County Planning Board on the site plan. The Milan Fire chief should be contacted to determine requirements for turn-around & pull-outs for emergency vehicles. The area that has been already disturbed by the fill and excavation on the site along with what will be disturbed by the proposed garage must be provided. If this is more than 1 acre, a Storm Water Prevention Plan will need to be provided by an engineer. We know that some vegetation has been removed from clearing. Please show plantings to replace some of what has been removed and new plantings to screen the view of the proposed garage from the neighbors. Planting should be indigenous plants & trees. Size of new trees should be noted. Preservation of the property line historic stone wall must be secured and adequately shown on the site plan including proper grading and details of how this will be achieved. A narrative of how the applicants intend to use the garage & why they consider this to not be a commercial use must be provided. An email will be sent to the applicants noting the above.

The Public Hearing will be continued.

Rick Irizarry of New York State Solar Farm presented a Site Plan review and Special Permit application to construct a free-standing solar power array for Benjamin Stark, 108 Decker Road, tax parcel 195.-1-58. The fixed 800 sq. ft. array is proposed in a meadow on the western slope of the property and will produce 19.9 KW. It will be approximately 11.5 ft. high mounted on auger-like post requiring very little disturbance to the existing soil. The proposed site is not in the Ridgeline Overlay Protection District. A public hearing for this application will be announced for the July 25th Planning Board meeting.

Draft Minutes from the May 23, 2022, meeting were reviewed. Larry made a motion to accept the minutes, Mike 2nd All were in favor

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, Chairman