

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

ACCEPTED
July 19, 2021

Attending: Planning Board members: Chairman Terry Porter, Bruce Humphries, Kimberly Yambrick, Larry Brody, Michael L. Porter, CAC member, Edward Tuck, Applicants & members of the public, David Itkin, John Rodrigues, Wesley Chase, Erick Edmonds, Isabelle Moscaluk, Greg and Sarah Lock

Chairman Porter called the July 19, 2021, GPB meeting to order at 7:00pm

Terry opened a public hearing for a 2-lot subdivision. David & Valerie Itkin applied for a 2-lot subdivision of tax parcel 212.-1-35.200 existing as 58.83 acres, located at 221 Gallatinville Road in RA-2 Zone. David presented the proposed subdivision to subdivide 3.00 acres with an existing cottage from the total parcel. While the bulk of the property is in the Dutchess Land Conservancy, the 3 acres with the cottage were not included when the property was put into the Conservancy anticipating this future subdivision.

Notarized application, SEAF with Part 1 completed and deed were submitted. Department of Health and approval by the Gallatin Highway Superintendent are not required as both parcels have existing septic systems and driveways. Existing septic area, well location & driveway are shown on the maps for the new parcel. All frontage, lot width & setback requirements are met. Terry asked for public comment, there was none.

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

Roll call vote:

Terry - Aye

Larry - Aye

Bruce – Aye

Mike – Aye

Kimberly – 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

Terry opened a public hearing a Lot Line Adjustment. John & Ilda Rodrigues propose to convey 3.04 acres from tax parcel 211.-2-11 to the adjoining tax parcel 211.-2-10 owned by John Rodrigues at 156 Skiba Road making this Parcel A a total of 3.96 acres in LDR-3 Zone & leaving Parcel B as 70.01 acres in LDR-3 & RA-2 Zone. All existing buildings, driveways & ponds are shown on the map. Notarized application, SEAF with Part 1 completed and deeds were submitted.

Terry asked for public comment, there was none.

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

Roll call vote:

Terry - Aye

Larry - Aye

Bruce – Aye

Mike – Aye

Kimberly – Aye

Check in the amount of \$50 was received for the Application Fee and a check in the amount of \$25 was received for Advertising the Public Hearing

Terry opened a public hearing for Site Plan Review and Special Use Permit for ECHO housing. Erick Edmonds applied for a Special Permit for one ECHO housing unit on his property at 522 Snyderville Road, Elizaville, NY 12523, tax parcel 193.-2-9.200. The Elder Cottage Housing Opportunity (ECHO) housing unit is proposed to be occupied by the applicant's mother, Isabelle Moscaluk. All setback & Department of Health requirements will be met. It is understood by the applicant that when the unit is no longer occupied by his mother, the Special Permit can be renewed for another member of the applicant's family who is over 62 years of age. If not, the unit will have to be removed. If the ownership of the property changes, the Special Use Permit will be null & void. The property exists as a non-conforming lot of record as it is less than the required area for RA-2 Zone.

Terry made a motion to waive the requirement that the lot be at least 2 acres indicating that the proposed ECHO Housing Unit will not negatively affect public health, safety or welfare and will be in harmony with the general purpose of the Zoning Law. Larry 2nd All were in favor.

Terry asked for public comment, there was none.

Terry made a motion to close the public hearing, Bruce 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 approve the Site Plan and grant Special Use Permit, Bruce 2nd

Roll call vote:

Terry - Aye

Larry - Aye

Bruce – Aye

Mike – Aye

Kimberly – Aye

Check in the amount of \$150 was received for the Application Fee and a check in the amount of \$25 was received for Advertising the Public Hearing

Sarah & Greg Lock presented a plan for use of their property located at 650 County Route 11. The property consists of two parcels, one on either side of Route 11. The subject of their proposal is tax parcel 195.-1-32 which is 4.62 acres with an 11,000 sq. ft. building originally built as a chicken coop on the west side of Route 11. Over the years, Greg & Sarah have renovated portions of the chicken coop for their own private use with the proper approvals from the Gallatin Building Inspector. Greg & Sarah would like to utilize the building for the Rural Projects Studios Inc. residency program, their own personal artist studios and workshop, two rentable artist studios, and one short-term live/work apartment rental which will be an artist retreat.

After discussing the proposed use, Terry made a motion to refer them to the Town Board to establish an FCID. Larry 2nd, all were in favor.

Draft Minutes from the June 28, 2021, meeting were reviewed. Kim noted that she did not attend that meeting but the minutes indicated that she was present. Terry made a motion to accept the minutes noting Kim's absence, Bruce 2nd All were in favor

With no other business to discuss, Terry made a motion to adjourn at 8:05pm. Larry 2nd. All were in favor.

Respectfully submitted,

Terry Porter, Chairman