Gallatin Planning Board

667 CR 7, Gallatin NY 12567

Meeting Minutes

ACCEPTED

July 24, 2023

Attending: Planning Board Members, Linda Baldwin, Larry Brody, Fraser Paterson, Michael L. Porter & Chairman Terry Porter

Chairman Porter called the July 24, 2023, GPB meeting to order at 7:00pm

We had (4) referrals from the ZBA as follows:

1. Sham Misir, 135 Snyderville Road, tax parcel 202.-1-4, seeking relief from Section 4.3 of the Gallatin Zoning Law in regard to setback requirements for a 16 ft. X 16 ft. shed which, as shown on the site plan, would be located 11.1 ft. from the side property line extending 38.9 ft. into the required 50 ft. side yard setback.

The Planning Board reviewed the application and does not recommend approval as we see alternatives on the site that could comply with the Zoning Law. Based on the site plan that was submitted with the application, it appears that the proposed modular shed could be flipped to the other side of the gravel driveway and easily comply with the required 50 ft. side yard requirement.

1. 3 Lads, LLC (John Reilly), 210 Elsohn Road, tax parcel 204.-1-25, seeking relief from Section 4.3 of the Gallatin Zoning Law in regard to setback requirements for garage that will extend 40 ft. into the required 50 ft. side yard setback.

The Planning Board reviewed the application and does not recommend approval. The site exists as a non-conforming existing lot of record. A previous variance was granted to site the dwelling. As this variance was somewhat recently granted, it appears that the need for a garage could have been anticipated and included in the first application for a variance resulting in a better site plan. The Planning Board sees the hardship now as self-created.

1. Margaret Donnellan and Louis Graziano, 41 Hoefer Road, tax parcel 202.-1-16.2, seeking relief from Section 4.3 of the Gallatin Zoning Law relating to setback requirements for a porch which extends 12 ft. into the required 50 ft. side yard setback.

The Planning Board reviewed the application and does not recommend approval as we see alternatives that could comply with the Zoning Law. The applicant states that they own the adjacent parcel. As a site plan was not provided, the Planning Board reviewed the site on the Columbia County’s tax parcel service. The Planning Board recommends that the owners pursue a lot line adjustment between the two properties under the same ownership to remedy the violation of the Gallatin Zoning Law.

1. Andrew Mitchell & Jaqueline Eckhouse, 265 Taghkanic Road, tax parcel 182.-1-2, seeking relief from Section 4.3 of the Gallatin Zoning Law in regard to setback requirements for an addition to their dwelling. As proposed, the addition extends almost 34 feet into the 50 ft. required side yard setback. Additionally, the proposed addition lies almost entirely in the required 75 ft. front yard setback from Benton Road.

The Planning Board does not recommend approval as we see alternatives on the site that could comply with the Zoning Law. The proposed addition is designed to be set on concrete piers and footings with steel columns up to the floor framing. And while the site has a dramatic slope to the rear, this same structural system as well as others could be used to extend the addition to the rear of the existing dwelling, maintain the required side yard setback of 50 ft. and not encroach on the required 75 ft. front yard setback from Benton Road. (Note that after a subsequent site visit, Mike did not agree with the consensus of the other board members and voted to recommend approval.)

Draft Minutes from the June 26, 2023, 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 8:10pm, Larry 2nd. All were in favor.

Respectfully submitted,

Terry Porter, Chair