

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

ACCEPTED  
July 22, 2024

Attending: Planning Board Members, Linda Baldwin, Larry Brody, Fraser Paterson, Michael L. Porter & Chairman Terry Porter; Applicant, Cathy Robertson; Surveyor, Matthew Bowe; Dylan Kamali & members of the public

Chairman Porter called the July 22, 2024, GPB meeting to order at 7:00pm

Terry opened a public hearing for a lot line adjustment at 133 Ridge Road, Elizaville, NY 12523, between tax parcels 193.-1-11.200 & 193.-1-56 owned by Cathy Versace Robertson. Cathy Roberson and her surveyor, Matt Bowe, presented a map showing the lot line adjustment. The eastern most lot is proposed to be 3.111 acres, frontage & lot width requirements are met and all setback requirements for the existing dwelling and accessory structures are also met. The western most lot is proposed to be 3.68 acres with a net area of 2.04 acres after 1.64 acres of federally regulated wetland is deducted from the total area. Frontage & lot width requirements are met as well as all setback requirements for an accessory structure. No new parcels are created.

Terry asked for public comment, there was none.

Terry made a motion to close the public hearing, Mike 2<sup>nd</sup>, 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 2<sup>nd</sup>

Roll call vote:

Terry -Aye

Linda - Aye

Larry - Aye

Fraser – Aye

Michael - Aye

Check in the amount of \$50 was received for the Application Fee.

Check in the amount of \$25.71 was received for advertising the public hearing.

Dylan Kamali appeared seeking advice as a potential buyer for two parcels on County Route 11, tax parcels 195.-1-31.100 and 195.-1-31.200. Dyaln is looking to subdivide the parcels. The parcels exist as approximately 12 acres each with plenty of road frontage. Much of the area of the parcels have a steep slope of more that 20% slope. Any new parcels would need to have a net area of at least 2 acres without including the area with more than 20% slope. The southern most parcel also contains area as regulated in the Ridgeline Protection Overlay District. Columbia County Department of Health approval will be required on all parcels as this is vacant land with no existing septic systems in place. Driveway locations will need to be approved by the Columbia County Highway Department. While there are no restrictions in the Gallatin Zoning Law regarding building in steep slopes, Dylan should take into account that building in steep slope area will require additional work.

Michael Moran asked Terry to present the notion of requiring a Special Use Permit for Short Term Rentals. The Board is of the opinion that Special Permit and Site Plan Review by the Planning Board including notification of neighbors is a good idea. A clear checklist of required items for approval should be provided.

Draft Minutes from the June 24, 2024, meeting were reviewed. Larry made a motion to accept the minutes, Fraser 2<sup>nd</sup>. All were in favor

With no other business to discuss, Terry made a motion to adjourn at 7:45pm, Larry 2<sup>nd</sup>. All were in favor.

Respectfully submitted,  
Terry Porter, Chair