

Gallatin Planning Board
667 Route 7, Gallatin, NY
Meeting Minutes

ACCEPTED Minutes

July 27, 2020

Attending: Larry Brody, Bruce Humphries, Mike L. Porter, Kimberly Yambrick

Absent: Chair Terry Porter

As Terry was absent, Larry opened the meeting at 7:02pm

Bob Ihlenburg P.L.S. appeared representing Kathryn Salensky for a Public Hearing for a lot line adjustment between three parcels on Benton Road. The current parcels were approved at our January 2020 meeting.

The proposal is to transfer acreage from lot A to lot C, and from B to C; and to transfer acreage from lot Parcel B to Parcel C, the area from Parcel A is the same size triangle as the area being conveyed from leaving Parcel B with the same area as it started.

The new lot sizes are proposed as Lot A: 5.817 acres, Lot B: 6.026 acres, Lot C: 35.310 acres.

There was no public comment. Larry made a motion to close the public hearing, answer all questions on the Environmental Assessment Form in the negative, indicating there will be no impact; and grant final approval. Motion was seconded by Mike Porter.

Roll Call Vote:

Larry aye

Bruce aye

Mike aye

Kim aye

Mr. Ihlenburg was advised that Terry was available to sign the maps the following day.

Phil Peeples appeared representing Hilltop Farms, LLC. He presented a sketch plan to make a lot line adjustment between tax parcels 212.-1-36.1 and 212.-1-36.211 and then to subdivide parcel 212.-1-36.1 into two parcels, Lot 1 at 50.22 acres with an existing dwelling and Lot 2 at 50.17 acres as vacant land. Parcel 212.-1-36.211 will be subdivided into two parcels divided by Mill Hill Road, Lot 3 at 67.70 acres of vacant land with frontage on Gallatinville Road as well as Mill Hill Road and Lot 4 at 95 + or – acres with an existing dwelling. Phil will check with County Dept. of Health on which parcels have received septic design approval. The board noted that Town Driveway Permit will be needed on parcel 2. Larry made a motion to grant sketch plan approval. All were in favor.

The minutes from the June 22, 2020 meeting were unanimously approved.

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

Respectfully submitted,

Larry Brody