

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

ACCEPTED

August 24, 2020

Attending: Chairman Terry Porter, Larry Brody, Bruce Humphries, Michael L. Porter and
Kimberly Yambrick
Phil Peeples

Absent: Councilman Fraser Patterson

Chairman Porter called the August 2020 GPB meeting to order at 7:00pm

Terry opened a public hearing for a lot line adjustment and (2) 2-lot subdivisions on two parcels owned by Hill Top Farms. LLC, on Mill Hill Road, RA-2 Zone, Town of Gallatin. Phil Peeples presented a 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 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. All this property is in the Columbia Land Conservancy and the purpose of the actions is to provide parcels with each containing designated or existing building sites. Notarized application (one original), SEAF Part 1, deed and letters of approval for septic system for Lot #2 & Lot #3 from the Columbia County Department of Health were received. Letters were also received indicating that safe driveways are feasible for Lot 2 & Lot 3. Adequate road frontage and lot width are proposed.

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 questions on Part 2 of the SEAF in the negative and to grant preliminary & final approval for the proposed lot line adjustment and subdivision. Larry 2nd

Roll call vote:

Terry - Aye

Larry - Aye

Bruce – Aye

Mike – Aye

Kimberly - aye

Checks were received as follows:

Application fee \$ 300.00

Recreation Fee \$ 250.00

Advertising fee \$ 34.06

Terry opened a public hearing for a lot line adjustment between tax parcel 212.-1-36.212 owned by Mill Hill Farm, LLC and tax parcel 212.-1-211 owned by Hill Top Farms, LLC. Phil Peoples presented a plan to convey 4.24 acres from tax parcel 212.-1-36.212 to tax parcel 212.-1-36.211. Notarized application (one original), SEAF Part 1 and deeds were submitted. The proposed action takes an area containing a lagoon that had been used by the barns on the Mill Hill Farm, LLC property as a waste holding area. The lagoon has not been used in some time and the pipes connecting the lagoon to the barns will be severed. The map presented, while accurate to the proposed action, was not the final map for the lot line adjustment as it had not been signed & sealed by the surveyor.

Terry asked for public comment. There was none.

Terry made a motion to close the Public Hearing, Larry 2nd, All were in favor.

Terry made a motion to answer all questions on Part 2 of the SEAF in the negative and to grant conditional preliminary & final approval for the proposed subdivision pending receipt of the official map. Bruce 2nd

Roll call vote:

Terry - Aye

Larry - Aye

Bruce - Aye

Mike - Aye

Kimberly - aye

Checks were received as follows:

Advertising fee \$ 33.68

Application fee \$ 50.00

Larry updated the Planning Board to the postponement until 20201 of the Comprehensive Plan review & update.

With no other business to discuss, Terry made a motion to adjourn at 8:00pm. Bruce 2nd. All were in favor.

Respectfully submitted,

Terry Porter, Chairman