

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

ACCEPTED

August 28, 2023

Attending: Planning Board Members, Linda Baldwin, Larry Brody, Fraser Paterson, Michael L. Porter & Chairman Terry Porter; Applicants, Robert & Mary Spadaccini and Straw & Debbie Weisman

Chairman Porter called the August 28, 2023, GPB meeting to order at 7:00pm

Mary & Robert Spadaccini presented a plan to build a 40 ft. x 40 ft. (1600 sq. ft.) garage on their property at 2180 Route 82, Stop 28, tax parcel 204.-1-23.12. The Gallatin Zoning Law requires Site Plan Review and Special Permit for a Private Garage more than 1150 sq. ft. and the Spadaccinis presented an application for Special Permit and a survey showing the location of the proposed building. The proposed building will be used to house ATV's & equipment used by the applicants & their family on the property. The building is not likely to be seen from adjoining properties as it will be located in an existing clearing surrounded by woods, but the applicants plan plantings to screen the building from view. The property is not agricultural use. The Board pointed out that there could be issues with approval as no dwelling exists on the site and suggested that the applicants consider a building that would be under the 1150 sq. ft. threshold. There is precedent for private garages under 1150 sq. ft. having been approved by the Building Inspector on sites that did not have an existing dwelling, but there is no precedent for the approval of the larger private garage on sites without a dwelling. The Spadaccinis would like to pursue the application for Special Permit for the 1600 sq. ft. private garage. The application was accepted. Terry will help the applicants identify the neighbors within 200 feet of their property so that notices of the public hearing can be sent via certified mail. The Public Hearing will be announced for the September 23rd Planning Board meeting.

Straw & Debbie Weisman presented a sketch plan to subdivide their existing parcel at 198 Sigler Road carving out approximately 10 acres at the top of the hill from their existing tax parcel 218.-1-17.3. The property is in the RA-2 Zone & exists as approximately 26 acres. Straw met with Jack Gomm, Gallatin Highway Superintendent, and had agreed on an acceptable location for the driveway for the new parcel and will show this on the final map. In addition, Columbia County Department of Health (CCDoH) approval will be required for a septic system, showing the location of two deep hole perc test on the map accompanied by letter of approval from the CCDoH. Road frontage and lot width appear to be more than required. Terry made a motion to grant Sketch Plan approval, Mike 2nd, all were in favor.

Draft Minutes from the July 24, 2023, meeting were reviewed. It was noted that Jeff Jorve did not attend that meeting and the minutes will be updated to reflect this. Larry made a motion to accept the minutes, Mike 2nd. All were in favor

With no other business to discuss, Terry made a motion to adjourn at 7:40pm, Mike 2nd. All were in favor.

Respectfully submitted,
Terry Porter, Chair