

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

ACCEPTED

September 26, 2022

Attending: Chairman Terry Porter, Larry Brody, Michael L. Porter, Fraser Paterson, Applicants, Sara Nesbitt, Straw & Debra Weisman, Elaine Cornacchia, Ivone Ribeiro & her son, and members of the public, David Dods, Vincent Grippo and Matthew Paterson

Absent: Jeff Jorve

Chairman Porter called the September 26, 2022, GPB meeting to order at 7:00pm

Sara Nesbitt presented a plan for Sketch Plan Review to subdivide approximately 30 acres from her parcel at 132 Decker Road. Terry pointed out that subdivisions are cumulative on parcels that are subdivided after December 27, 2011. Sara had a 2-lot subdivision earlier this year and this subdivision would make (3) parcels. If there are more than (4) lots from the original parcel the fifth one will become a major subdivision. Locations of two deep hole perc test must be shown on the final map on both parcels. Columbia County Department of Health approval is required. Driveway location as approved by the Gallatin Highway Superintendent should be shown on the final map.

Larry made a motion to grant Sketch Plan approval, Mike 2<sup>nd</sup>,

All were in favor

Sara submitted a check in the amount of \$50 for Sketch Plan Review.

Straw & Debra Weisman presented a plan for Sketch Plan Review to subdivide approximately 12 acres from their 38.5 acre parcel at 198 Sigler Road. Locations of two deep hole perc test must be shown on the final map on the new parcel. Columbia County Department of Health approval is required. Driveway location as approved by the Gallatin Highway Superintendent should be shown on the final map.

Terry made a motion to grant Sketch Plan approval, Fraser 2<sup>nd</sup>,

All were in favor

The Weismans submitted a check in the amount of \$50 for Sketch Plan Review.

Elaine Cornacchia, as administrator, presented a lot line adjustment of property owned by the Estate of Leonard Cornacchia, located at 2159 County Route 8. The property fronts onto County Route 8 and Ridge Road. Elaine proposes to convey approximately half of the 15.30 acre parcel to the neighboring parcel owned by Anthony Kalkandis & Konstantina Alexandropoulos on Ridge Road.

Terry made a motion to grant Sketch Plan approval, Mike 2<sup>nd</sup>,

All were in favor

Elaine submitted a check in the amount of \$50 for Sketch Plan Review.

Ivone Ribiero submitted a Special Permit application for a Major Home Occupation on her property at 169 Near Road. A public hearing remains open for the building of a Private Garage of more than 1150 Sq. Ft. Ivone plans to submit an application for a dwelling on the property as soon as Columbia County Dept. of Health has approval has been given. The Special Permit application describes the use as: "Would like apply for a Major Home Occupation. Build a house with home office. Build a garage to maintain vehicles (change oil/brakes) store some materials. Park commercial vehicles. I have 4 employees. No customers."

Mr. David Dods spoke. He noted his concern with commercial vehicles on Near Road. He noted that all State & local rules regarding commercial traffic, hours of operation, timber harvesting, clear cutting, burning, fill and run-off must be followed. Mr. Vincent Grippo reiterated Mr. Dods' concerns.

Terry informed Ivone that all materials relative to their concrete foundation business must be removed from the property while applications are under review. Ivone assured the Board that the materials will be removed.

Fraser left the Board to assist his son, Matthew Paterson, in presenting a plan for his son's property on Duhig Road, tax parcel 194.-1-38.1. They wanted assurance that the proposed location of the new home would not be subject buffer zone for some small federal wetland areas on the property. The Board did not see any issues, now or in the future.

Draft Minutes from the July 25, 2022 meeting was reviewed. Mike 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 8:25pm. Larry 2<sup>nd</sup>. All were in favor.

Respectfully submitted,  
Terry Porter, Chairman