

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

ACCEPTED
September 23, 2024

Attending: Planning Board Members, Larry Brody, Fraser Paterson, Michael L. Porter & Linda Baldwin; Town Board Liaison, Michael Moran, Applicant, Benjamin Stark, his architect, Max Worrell, and member of the public, David Dodd

Absent: Terry Porter

In Terry's absence, Larry called the September 23, 2024, GPB meeting to order at 7:01pm

Larry opened a Public Hearing for Site Plan Review and Special Use Permit for Benjamin Stark, 108 Decker Road, tax parcel 195.-1-58, for an Accessory Dwelling. The 625 sq. ft accessory dwelling is located in a new barn on the property. This matter was referred to the Planning Board by Jake Exline, Gallatin Building Inspector, to legalize the existing accessory dwelling. Plans dated 8/20/24 were presented by Max Worrell of Worrell Yeung Architecture, PLLC & consists of site plans, building plans, sections & elevations of the barn where the accessory dwelling are located. Along with the plans, Special Permit Application and SEAF Part 1 were received. Notices were sent by Certified Mail to all neighboring properties within 200 feet and receipts were received. All setbacks are met and the dwelling is less than 900 sq. ft.

Larry asked for public comment, there was none.

Larry made a motion to close the public hearing, Mike 2nd, all were in favor

Larry made a motion to answer all the questions of Part 2 of the SEAF in the negative and to grant approval of the Site Plan and to grant Special Use Permit for the Accessory Dwelling, Fraser 2nd

Roll call vote:

Linda - Aye

Larry - Aye

Fraser - Aye

Michael - Aye

Check was received in the amount of \$150 for the Special Permit application fee.

Check was received in the amount \$30.88 for advertising the Public Hearing

Michael Moran discussed the inclusion of a forestry protection plan in the updated zoning by the Town Board.

Draft Minutes from August 26, 2024, meeting were reviewed. Larry made a motion to accept the minutes, Linda 2nd. All were in favor

With no other business to discuss, Larry made a motion to adjourn at 8:10pm, Mike 2nd. All were in favor.

Respectfully submitted,
Larry Brody