

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

ACCEPTED
October 26, 2020

Attending: Chairman Terry Porter, Bruce Humphries, Kimberly Yambrick, Larry Brody, Michael L. Porter, Councilman Fraser Patterson, Jeffrey Stark, Matthew Bowe and Phil Peoples

Chairman Porter called the October 26, 2020 GPB meeting to order at 7:00pm

Jeffrey Stark presented a request for a waiver from the review requirements of the Ridge Line Protection Overlay District for property located at 108 Decker Road, tax parcel 195.-1-58. Mr. Stark's son, Benjamin, is in contract to purchase the property from Decker Road, LLC and the purchase is contingent on receiving the waiver or approval of his plans by the Planning Board. As the site is unlikely to be visible from a public observation point, the waiver is requested. Law Offices of Warren S. Replansky, P.C., submitted a letter via email to Chairman Porter on October 12 requesting the waiver. Subsequently, Chairman Porter and Planning Board members, Michael, L. Porter & Larry Brody independently visited the site and confirmed that the proposed building sites were very unlikely to be visible from a public observation point. Mr. Stark presented preliminary plans prepared by Benjamin's architect showing the locations for three buildings on the site along with elevations indicating the materials & heights of the proposed structures, a plan prepared by Benjamin's landscape architect indicating proposed removal of trees to facilitate the building of the main house and had prepared waiver to be approved by resolution of the Planning Board. The waiver offered that if the main house changed locations on the site or height of any of the structures changed from proposed heights, or if more trees had to be removed to facilitate the building of the main house, the site plan would be subject to further review and/or approval by the Planning Board.

Terry made a motion to grant the waiver, Bruce 2nd

Roll call vote:

Terry - Aye

Larry - Aye

Bruce - Aye

Mike - Aye

Kimberly - aye

Terry will sign the resolution and pass it on to Town Clerk, Lisa Deleeuw for seal & signature.

Matthew J. Bowe, PLS, representing the Columbia Land Conservancy, Inc., presented a lot line adjustment on Benton Road conveying 3.893 acres from tax parcel 183.-01-08 owned by 321 Benton Road, LLC to tax parcel 183.-01.09/10 owned by Columbia Land Conservancy, Inc., and conveying 3.946 acres from tax parcel 183.-01-11 owned by Columbia Land Conservancy, Inc, to tax parcel 183.-01-16 owned by 321 Benton Road, LLC. The action is essentially a land swap between the two landowners and no new parcels are created by this action.

Terry made a motion to grant sketch plan approval, Mike 2nd

All were in favor.

Checks in the amount of \$25 was received for sketch plan review and \$50 for application fee were received.

Phil Peeples, representing Mill Hill Farms, Inc. presented a 2-lot subdivision of tax parcel 212.-1-36.212 consisting of 19.36 acres on both sides of Mill Hill Road. The proposed subdivision would be divided along Mill Hill Road with the parcel on the east containing a barn complex and a residence with existing septic system and well on 13.59 acres. There are two barns and a shed to the west of Mill Hill Road on 5.77 acres. There are no Columbia Land Conservancy designated dwelling sites on the west side of Mill Hill Road, DOH approval is not required for this subdivision.

Terry made a motion to grant sketch plat approval, Bruce 2nd

All were in favor.

Check in the amount of \$25 was received for sketch plan review.

Phil Peeples representing Hill Top Farms, LLC, presented a lot line adjustment for tax parcels 212.-1-61.210 existing as 72.2 acres and 212.-1-61.220 existing as 4 acres on County Route 7. The proposed lot line adjustment would result in one lot of approximately 20 acres and another of approximately 56.2 acres. No new lots would be created.

Terry made a motion to grant sketch plat approval, Kim 2nd

All were in favor.

Check in the amount of \$25 was received for sketch plan review.

Draft Minutes from the September 28, 2020, meeting were reviewed. Terry made a motion to accept the minutes, Bruce 2nd All were in favor

With no other business to discuss, Terry made a motion to adjourn at 7:55pm. Larry 2nd. All were in favor.

Respectfully submitted,

Terry Porter, Chairman