

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

ACCEPTED
October 25, 2021

Attending: Chairman Terry Porter, Bruce Humphries, Larry Brody, Councilperson Pat Odell,
Applicant, Maria Gerber

Absent: Kimberley Yambrick & Michael L. Porter

Chairman Porter called the October 25, 2021, GPB meeting to order at 7:00pm
Terry opened a public hearing for a 2-lot subdivision. Maria Gerber, Trustee of the Marie A. Costa Irrevocable Trust of 2019 proposes a 2-lot subdivision of property at 777 Route 11, Ancram, NY 12502. Tax parcel 184.-01-06 exists as 9.393 acres in LDR-3 Zone. The applicant proposes to subdivide 3.00 acres with an existing dwelling as Lot B from the total parcel leaving the remaining 6.393 acres as undeveloped Lot A. Notarized application, SEAF from with Part 1 completed and a copy of the deed were submitted along with map indicating the proposed subdivision. Location of two deep hole perc test as witnessed by the Columbia County Dept. of health were shown on the undeveloped parcel and a letter was submitted from the Columbia County Department of health indicating that an engineer will need to be retained to determine the type of septic system required. An existing curb cut was shown on Parcel A from NYS Route 82 for driveway access. All requirements of the Gallatin Zoning Law are met. Check in the amount of \$150 was received for the Application Fee, another in the amount of \$250 for the Recreation Fee and a check in the amount of \$30.88 was received for Advertising the Public Hearing.

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 the questions of Part 2 of the SEAF in the negative and to grant preliminary & final approval, Bruce 2nd

Roll call vote:

Terry - Aye

Larry - Aye

Bruce – Aye

Draft Minutes from the August, 2021, meeting were reviewed. Terry made a motion to accept the minutes, Larry 2nd All were in favor

With no other business to discuss, Terry made a motion to adjourn at 7:35pm. Larry 2nd. All were in favor.

Respectfully submitted,

Terry Porter, Chairman