

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

ACCEPTED

October 24, 2022

Attending: Larry Brody, Jeff Jorve, Fraser Patterson, Michael L. Porter & Chairman Terry Porter; Applicants, Sara Nesbitt, Harry Hough, Doug & Greta Passeri, Straw & Debbie Weisman, Philip & Ivone Ribeiro, and members of the public

Chairman Porter called the October 24, 2022, GPB meeting to order at 7:00pm

Terry opened a public hearing for a 2-lot subdivision for Sara Nesbitt for tax parcel 201.-1-5.11 existing as 126.30 acres & located at 132 Decker Road in RA-2 Zone in the Town of Gallatin. The applicant proposes to subdivide into two parcels, one at 36.33 acres and one at 162.33 acres. Locations of two deep hole perc test are shown on the final map on both parcels along with a letter from Patrick J. Pendergast, PE indicating a shallow fill bed to meet Department of Health standards for a septic system. Existing curb cut for driveway is indicated on the map. Notarized application, SEAF part 1 & copy of the deed were presented

Terry asked for public comment. Laura Zabriskie, a neighbor, identified herself but offered no objection.

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, Fraser 2nd

Roll call vote:

Terry - Aye

Larry - Aye

Jeff - Aye

Fraser - Aye

Mike - Aye

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 \$25.00 was received for Advertising the Public Hearing.

Terry opened a public hearing for the installation of a free-standing solar array for Harry Hough, tax parcel 204.-1-23.111 located at 49 Elsohn Road. The ground mounted array is proposed to be approximately 41'-3" X 14'-1" and will generate 10.08kW for the owner's use. Application was previously submitted to the Columbia County Planning Board according to General Municipal Law 2391 & m as the property is within 500 ft. of a State Highway 82. CCPB found no County-wide impact but offered some suggestions. The applicant has provided all requested suggestions from the CCPB with the exception of the Fire Department access. The Planning Board does not see the need for this as the array will be just off Elsohn Road with no access issues.

Application, SEAF part 1, copy of the deed along with site plan and specification information were presented

Terry asked for public comment, there was none.

Terry made a motion to close the public hearing, Mike 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, Jeff 2nd

Roll call vote:

Terry - Aye

Larry - Aye

Jeff - Aye

Fraser - Aye

Mike - Aye

Check in the amount of \$150 was received for the Application Fee

Advertising fees will be dropped off with Lisa this week

Straw & Debra Weisman had presented a plan for Sketch Plan Review to subdivide approximately 12 acres from their 38.5 acre parcel at 198 Sigler Road. As it turns out, the parcel was previously subdivided in 1990 and exists as two parcels. Subdivision was approved by the Gallatin Planning Board on May 8, 1990 and filed with the Columbia County Clerk's Office on June 6, 1990. The subdivision shows the parcel with the Weismans' house, Parcel A, tax parcel 218.-1-17.3 at 18.973 acres and the remaining Parcel B, tax parcel 218.-1-17.4 at 19.710 acres. The Weismans propose a lot line adjustment conveying 7.53 acres from Parcel B to Parcel A. The Weismans' intent is to sell Parcel B to Douglas Passeri who has been using the property as a pheasant farm. Doug intends to keep the pheasant farm active on the property.

A discussion followed. Tony Sigler, the neighbor directly across Sigler Road, noted that the culvert for the existing driveway cannot handle the run-off from uphill in a big rainstorm. Tony indicated that trucks making deliveries of grain to the pheasant farm do not have sufficient room to turn the trucks around and regularly back into Tony's property. Tony is concerned that the shooting that occurs on Doug's mother's property next door will migrate to the pheasant farm property. Tony also has concerns about how the pheasant farm is shut down for winter and what happens with the excess grain that is stored on the property. The Wesimans do not intend to place restrictions on the use of the property. Public hearing for the proposed lot line adjustment will be announced for the November 28th Planning Board meeting.

Ivone & Philip Ribiero, 149 Near Road, currently have an open public hearing for the building of a Private Garage of more than 1150 Sq. Ft. Additionally, the Board currently has an incomplete application for Special Permit to operate a Major Home Business on the property. Ivone & Philip presented an updated site plan that shows the disturbed area for the excavation & work that has been done on the site to date as 1.32 acres, the location of the proposed dwelling and related septic & well. The Board advised that they consult the DEC website to determine if a Storm Water Prevention Plan (SWPP) is required according the State Pollutant Discharge Elimination System (SPDES) program. They also showed the Board their plans for their new home and indicated that the plans have been filed with the Gallatin Building Inspector for permit. We discussed the status of the public hearing and their plans for the future. It appears at this time, the Ribieros only plan to build their house. Terry expressed the need to close open public

hearing for the large garage until such time as they desire to proceed with its construction. Terry noted that the Planning Board intends to close the public hearing at the November meeting.

Draft Minutes from the September 26, 2022 meeting was reviewed. Larry made a motion to accept the minutes, Fraser 2nd All were in favor

With no other business to discuss, Terry made a motion to adjourn at 8:15pm. Fraser 2nd. All were in favor.

Respectfully submitted,
Terry Porter, Chairman