

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

ACCEPTED
October 23, 2023

Attending: Planning Board Members, Larry Brody, Fraser Paterson, Michael L. Porter & Chairman Terry Porter; Applicant, Jeff Galm

Absent: Linda Baldwin

Chairman Porter called the October 23, 2023, GPB meeting to order at 7:00pm

We reviewed Application for a Variance from Jeffrey Galm, 69 Route 7, tax parcel 217.-1.43 seeking relief from Section 4.3 of the Gallatin Zoning Law in regard to setback requirements for a proposed garage & relocated shed. Mr. Galm attended our meeting to explain what he is requesting & why. He also presented a detailed site plan. Since we received the application on September 23, it had been determined that instead of a rear yard setback, the proposed garage is actually in a side yard. With this information, the 50 ft. side yard setback is met with the proposed 50.4 ft. setback. However, the 75 ft. front yard setback is not met with the proposed 55.7 ft. Due to the existing location of the well & handicapped ramp for Mr. Galm's wife and the topography of the land, the Planning Board recommended approval of this variance for the 55.7 ft. front yard setback. As the proposed relocated site for the shed appears to be the only viable site for the shed, the Planning Board recommended approval of the variance 35.5 ft. from the side property line and 33.2 ft. from the front property line.

Terry continued the public hearing for Site Plan Review and Special Permit application for Mary & Robert Spadaccini to build a 40 ft. x 40 ft. (1600 sq. ft.) garage on their property at 2180 Route 82, Stop 28, tax parcel 204.-1-23.12. The application was referred to the Columbia County Planning Board according to New York State General Municipal Law §239-1 & §239-m as the property is within 500 feet of a Columbia County owned property. The application was reviewed at the CCPB meeting on October 17, 2023. A letter was received from CCPB indicating no significant county-wide or intercommunity impact and that the Gallatin Planning Board may take final action.

Terry made a motion to close the public hearing, Larry 2nd. All were in favor.

Terry made a motion to deny the application based on there being no primary dwelling on the property, therefore this building cannot be considered an Accessory Structure. Fraser 2nd

Roll Call Vote

Terry – Aye

Larry – Aye

Mike – Aye

Fraser - Aye

Draft Minutes from the September 25, 2023, meeting were reviewed. Larry made a motion to accept the minutes, Mike 2nd. All were in favor

With no other business to discuss, Terry made a motion to adjourn at 7:45pm, Larry 2nd. All were in favor.

Respectfully submitted,
Terry Porter, Chair