

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

ACCEPTED
November 27, 2023

Attending: Planning Board Members, Linda Baldwin, Larry Brody, Fraser Paterson, Michael L. Porter & Chairman Terry Porter; Wesley Chase, Uri Kollnesher and Jake Exline

Chairman Porter called the November 27, 2023, GPB meeting to order at 7:00pm

Uri Kollnesher & Jake Exline attended to discuss a situation on Mr. Kollnesher's property at 9 Gallatinville Road. A garage was constructed with a building permit issued in 2016 by Drew Weaver, the Gallatin Building Inspector at that time, and a Certificate of Occupancy was subsequently issued by Jake Exline, the current Gallatin Building Inspector. When Mr. Kollnesher applied for a permit to build a second garage next to the one constructed in 2016, the map showed that the garage built in 2016 was located within the 100-year flood plain of the Roe-Jan Kill. Jake required the second garage to be located outside the 100-year flood plain before a building permit could be issued. Mr. Kollnesher indicated that the location of the 2016 garage had been approved by Drew as the floor level is above the 100-year flood line elevation. But as the first garage was built in the flood plain, it should have required a Special Permit issued by the Planning Board. The Planning Board recommended that Mr. Kollnesher hire a surveyor to establish the floor level of the 2016 garage in relation to the current information available regarding the flood level. Wesley Chase, who was at the meeting, agreed to provide this service to Mr. Kollnesher. If the floor level of the 2016 garage is above the 100-year flood level shown on the map, then the Planning Board will accept an application for Special Permit. If the floor level of the 2016 garage is below the 100-year flood level, the matter will be referred to the ZBA for a variance.

Terry continued the public hearing for for John & Donna Bovitz for a 2-lot subdivision of tax parcel 211.-1-85.2 located at 26 King Road. At the September 25th, 2024, Planning Board meeting, the public hearing was opened and the application & maps were reviewed. The applicants propose to subdivide Lot #1 as 7.33 acres and Lot #2 as 22.59 acres. Wesley Chase, representing the applicants, presented the map indicating the two lots. Lot #1 contains an existing dwelling, septic and well. A deeded right of way for an access road for both lots with cul-de-sac was previously approved by the Planning Board at sketch plan review and is now shown on the map. The access road is not planned to be built until such time that the owner of Parcel #2 plans to build a dwelling on the vacant lot. Note #4 has been added to the maps as follows: Prior to any construction on Lot #2 shown hereon the private road King Road extension and cul-de-sac shall be constructed to meet the standards of the existing private King Road to provide safe access, and fire safety access. Notarized application was submitted along with the SEAF Part 1, the deed and a letter dated September 7, 2023, from the Columbia County Department of Health indicating approval of onsite wastewater treatment system based on the results of deep hole perc test from June 21, 2023.

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, Fraser 2nd

Roll call vote:

Terry -Aye

Linda - Aye

Larry - Aye

Fraser - Aye

Mike - Abstain

Check in the amount of \$150 was received for the Application Fee and a check in the amount of \$250 was received for the Recreation Fee. Wesley will send a check in the amount of \$25 for advertising the public hearing.

Draft Minutes from the October 23, 2023, meeting were reviewed. Terry 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 8:00pm, Larry 2nd. All were in favor.

Respectfully submitted,
Terry Porter, Chair