

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

ACCEPTED
December 28, 2020

Attending: Chairman Terry Porter, Bruce Humphries, Kimberly Yambrick, Larry Brody, Michael L. Porter and Supervisor John Reilly, all via Zoom

Chairman Porter called the December 28, 2020 GPB meeting to order at 7:00pm

Terry opened a public hearing for a lot line adjustment between Columbia Land Conservancy, Inc. and 321 Benton Road, LLC on Benton Road.

Matthew J. Bowe, PLS, representing the Columbia Land Conservancy, Inc., had presented the proposed lot line adjustment at the October 26, 2020, Gallatin Planning Board meeting and received sketch plan approval. The application proposes 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. All paperwork appeared to be in order with a couple of exceptions, \$25 was received for sketch plan review and it should have been \$50 and deeds have not been received.

Terry asked for public comment, there was none

Terry made a motion to close the public hearing, Kim 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 on the condition that the additional \$25 and the deeds are received, Larry 2nd

Roll call vote:

Terry - Aye

Larry - Aye

Bruce – Aye

Mike – Aye

Kimberly - aye

Terry will make arrangements with Matt Bowe to obtain the additional \$25 and the deeds. Once received, he will sign the maps.

Terry opened a public hearing for a 2-lot subdivision for Mill Hill Farm, Inc., on Mill Hill Road. Phil Peeples, representing Mill Hill Farm, Inc., had presented the proposed subdivision at the October 26, 2020, Gallatin Planning Board meeting and received sketch plan approval. The application proposes a 2-lot subdivision of tax parcel 212.-1-36.212 consisting of 19.36 acres on both sides of Mill Hill Road, a part of the Columbia County Land Conservancy. The proposed subdivision would be divided along Mill Hill Road with Lot #1 on the east containing a barn complex and a residence with existing septic system and well on 13.62 acres. Lot #2 to the west of Mill Hill Road contains two barns and a shed on 5.74 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.

All paperwork appeared to be in order with some exceptions, \$25 has been received for sketch plan review and it should have been \$50, deeds, application fee of \$150 & recreation fee of \$250 had not been received.

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 on the condition that the additional \$25, the deed and the fees are received, Bruce 2nd

Roll call vote:

Terry - Aye

Larry - Aye

Bruce – Aye

Mike – Aye

Kimberly - aye

Terry will make arrangements with Phil Peeples to obtain the additional \$25, the deed and fees. Once received, he will sign the maps.

Draft Minutes from the October 26, 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 7:25pm. Larry 2nd. All were in favor.

Respectfully submitted,

Terry Porter, Chairman