

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

ACCEPTED

December 28, 2015

Attending: Chairman Terry Porter, Bruce Humphries, Larry Brody, Phil Peeples, Brian Arico,
Councilman J Fraser Paterson, Attorney Hilarie Thomas

Absent: Anne Fecci

Chairman Porter called the meeting to order at 7:00pm.

Chairman Porter opened a public hearing for Site Plan Review for the FCID created by Local Law 2 of 2015 for property owned by Costa-Pocono Farm, Inc., located at 112 Karwacki Road. Attorney Hilarie Thomas appeared representing Costa-Pocono having been referred to the Gallatin Planning Board by the Town Board for Site Plan review of the approved FCID. The Planning Board reviewed the new maps and discussed signage. Terry asked for comments from the public. There were no public comments. Terry made a motion to close the public hearing.

Larry 2nd.

All were in favor

Terry made a motion to grant Site Plan approval noting that all signage must follow the Zoning Law of the Town of Gallatin as adopted by the Town Board on December 27, 2011 and all regulations by NYS Department of Environmental Conservation.

Phil 2nd

Roll call vote:

Terry - Aye

Brian - Aye

Larry - Aye

Bruce - Aye

Phil - Aye

Phil Peeples recused himself from the Board and presented maps regarding a lot line adjustment between two parcels owned by Mill Hill Farms asking the Board's opinion.

Minutes from November 23, 2015, were read and approved.

With no other business to discuss, Chairman Porter made a motion to adjourn at 7:55pm.

Phil 2nd, All were in favor.

Respectfully submitted,

Terry Porter

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

ACCEPTED
November 23rd, 2015

Attending: Chairman Terry Porter, Bruce Humphries, Larry Brody, Phil Peeples,
Councilman J Fraser Paterson, Attorney Hilarie Thomas

Absent: Brian Arico

Chairman Porter called the meeting to order at 7:10pm.

Attorney Hilarie Thomas appeared representing Costa-Pocono having been referred to the Gallatin Planning Board by the Town Board for Site Plan review of the approved FCID. One concern by the Board is the verbiage that was used on previous signs that were posted by Costa/Pocono and the concerns specifically by neighbors, Jan and Richard Trachtman, and their belief that previous signs would affect the property values of neighboring properties. The Trachtman's fear that the offensive signs will be re-posted now that the FCID has been approved. It was pointed out that Mr DaCosta removed the offensive signs as a neighborly act. Unless Costa-Pocono requests specific signage during Site Plan review, then the Gallatin Zoning Law will govern allowing only *"No trespassing" signs or signs otherwise posting property, not to exceed one (1) square foot per sign*, and posted according to the New York State Environmental Conservation Law. In response to the Board's concern that the wording of the FCID local law is too general and vague and could allow for more intensive and unfavorable uses, Attorney Hilarie Thomas pointed out that the Local Law, Section IV, article 2, specifically references sections of the New York State Environmental Conservation Law and New York Codes, Rules and Regulations, limiting activities allowed. New maps of all the property were received and appeared in order. The Public Hearing for Site Plan review will be announced for the GPB December 28th, 2015, meeting. September and October DRAFT minutes were read and accepted as corrected. With no other business to discuss, Chairman Porter made a motion to adjourn at 8pm. Phil 2nd. The rest of the Board was in favor.

Respectfully submitted,
Anne Fecci

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

ACCEPTED
October 26th, 2015

Attending: Chairman Terry Porter, Bruce Humphries, Larry Brody, Brian Arico, Phil Peeples,
Councilman J. Fraser Paterson, Assorted Public

Chairman Porter called the October 2015 GPB meeting to order at 7pm.

Corrine Meiller and her father, Lloyd Vail, appeared before the Board, seeking information on a proposed lot line adjustment between their properties on County Rte. 7. They presented a map of the property and indicated where they would like lot line adjustment.

Ms. Meiller received an application package for the proposed lot line adjustment.

Chairman Porter had previously e-mailed a copy of a letter sent by Jan and Richard Trachtman of 2378 County Route 8, to the GPB for review.

Terry now distributed hard copies of the Trachtman letter which voices concern of the signage on the Costa-Pocono Farm. They found the text of previously removed signs egregious and were concerned that once their neighbors' property is sold, those offensive signs would be put up again. Of particular concern is the affect of the signs on neighboring property values. It was pointed out that Mr. Costa removed those signs back in June when he found out that the Trachtmans objected to them, as a neighborly deed. Signage was also discussed at the Town Board Public Hearing in August, 2015 and again at the September Town Board meeting.

GPB believes that unless Costa-Pocono presents specific signs within their Site Plan review for the FCID, then the Gallatin Zoning Law only allows for typical "No Trespassing" or "No Hunting" signs, no more than one square foot in area.

Meeting minutes from September 2015 were read and will be held until the November 2015 GPB meeting as Larry Brody wanted his statement "he doesn't know what would happen if a commercial outfit was to purchase the farm" clarified.

A discussion on what Larry meant was held with the Board and clarification is as follows:

Larry said he had visited the property with Terry and received a tour from Mr. DaCosta. He supports approval of the application for the current activities and operation, however he is concerned that the wording of the FCID local law is too general and vague and could allow for more intensive and unfavorable uses. Larry recommended that the local law more specifically describe Mr DaCosta's proposal as presented to the Planning Board.

With no other business to discuss, Phil made a motion to adjourn the meeting at 7:45pm.

All were in agreement.

Respectfully submitted,
Anne Fecci

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

ACCEPTED
September 28th, 2015

Attending: Chairman Terry Porter, Bruce Humphries, Larry Brody, Brian Arico, Phil Peeples,
Councilman J. Fraser Paterson, Attorney Hilarie Thomas.

Chairman Porter called the September 2015 Gallatin Planning Meeting to order at 7:00pm
Terry had previously e-mailed a copy of the Town of Gallatin Local Law #2 of the year 2015 to the GPB,
so it could be reviewed by the GPB, before tonight's meeting. The Town Board of Gallatin requests GPB
to review LL#2, 2015, for the creation of the FCID for Costa Pocono Farm.

Larry said he had visited the property with Terry and received a tour from Mr. DaCosta. He supports
approval of the application for the current activities and operation, however he is concerned that the
wording of the FCID local law is too general and vague and could allow for more intensive and
unfavorable uses. Larry recommended that the local law more specifically describe Mr DaCosta's
proposal as presented to the Planning Board.

Attorney Thomas, representing the Costa Pocono Farm, Inc. located at 112 Karwacki Rd, suggested "DEC
limits #of deer that Costa Pocono Farm, Inc can have. NY DEC Zoning laws are pretty restrictive, as far as
deer go. Zoning would go with the land but the new owner would have to go to DEC." Further discussion
determined that if the operation were to expand by to adjacent properties, the FCID established by
LL#2, 2015, would have to be revised or expanded as LL#2, 2015, only provides for the FCID on the Costa
Pocono property.

The GPB reviewed the maps of the property and the LL#2 and had no objection. The Board will
recommend approval of FCID for Costa Pocono Farm, Inc. to the Town Board of Gallatin.

Chairman Porter advised the Board that Ck.# 1731 for \$35 was received from Deverly Corp of Sigler Rd.
The DRAFT minutes from the August 31, 2015, were read. Terry made a motion to accept as amended.
Bruce 2nd. All were in favor.

With no other business to discuss, Terry made a motion to adjourn the meeting at 7:50pm. Phil 2nd. All
were in favor.

Respectfully submitted,
Anne Fecci

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

ACCEPTED
August 31, 2015

Attending: Chairman Terry Porter, Bruce Humphries, Larry Brody, Brian Arico, Phil Peeples,
Assorted Public

Chairman Porter called the August 2015 GPB meeting to order at 7pm.

Chairman Porter opened the Public Hearing for The Austin property on Silvernails Rd. Mr. Austin is seeking a Special Permit for an array of free standing solar panels, he wishes to erect on his property. Corey Mitchell of Sol Providers along with Mr. Austin, provided a map of the property showing the proposed location of the solar panels, along with detailed information of the structural, electronics and data sheets, which were prepared by a NYD licensed professional Engineer. (Attached)

The GPB reviewed the information and agreed all was in order.

Chairman Porter asked for Public Comment. There was no Public Comment.

Terry made a motion to close the Public Hearing. Phil 2nd. All were in favor.

Chairman Porter made a motion to grant conditional Site Plan and Special Permit approval, subject to receipt by GPB Short Environmental assessment form with part 1 completed, receipts of mailings to neighbors within 200 feet, and Special Permit fee of \$35, and to answer all questions on Part 2 of the Environmental Assessment Form in the negative. .

Bruce 2nd. All were in favor

Roll Call

Terry aye

Larry aye

Phil aye

Bruce aye

Brian aye

Terry will draft a letter to ZEO Drew Weaver advising GPB Conditional approval

Ralph Tarchine of Sigler Rd, representing Deverly Corporation, seeking sketch plan approval and information of a proposed 4 lot sub-division on tax parcel #219.-1-12. Mr. Tarchine showed a map of the property which is located in a RA-2 zone, and shows a Barn, pond and wells. GPB advised that four (4) deep hole perc tests must be performed on each parcel with Board of Health approval letter, Highway Department driveway permits, and proposed site of buildings, shown on map.

Terry made a motion to grant sketch plan approval. Phil 2nd. All were in favor. Application, Environmental Assessment form and fee will be mailed to GPB.

The DRAFT minutes from GPB July 2015 meeting, were read and two typo's were corrected.

Terry made a motion to accept the minutes as corrected. Bruce 2nd. Larry and Brian abstained. All others were in favor.

Terry distributed various flyers on classes offering credit for Board members. He discussed the need for continued education in those areas and the hope that members would avail themselves of these classes.

With no other business to discuss, Terry made a motion to adjourn the August 2015 GPB meeting at 7:45pm. Larry 2nd. All were in favor

Respectfully submitted, Anne Fecci

Gallatin Planning Board
667 Route 7, Gallatin, NY 12567
Meeting Minutes
ACCEPTED
July 27th, 2015

Attending: Chairman Terry Porter, Bruce Humphries, Phil Peeples, Councilman John F. Paterson,
Assorted Public

Absent: Brian Arico, Larry Brody

Chairman Porter called the July 2015 Gallatin Planning Board meeting to order at 7pm.

Terry Porter opened the Public Hearing for Gregg & Molly Salisbury, 1845 Jackson Corners Rd.

The Salisbury's are seeking Site Plan review and Special Use Permit for a Bed and Breakfast Establishment. GPB had previously sent a referral to the ZBA recommending a variance to allow 975 Sq. Ft. Accessory Dwelling. GPB also sent a letter to the ZBA recommending denial of a variance for the use of the detached Accessory Dwelling as a B & B, since the building is not attached as required by the Gallatin Zoning Law. ZBA granted a variance on both accounts. As the property is within 500 feet of the Town/County Line, the application had been referred to the Columbia County Planning Board. Terry read a letter from Columbia County Planning Board regarding the referral, stating that the CCPB finds that this proposed action has no significant county-wide or intercommunity impact and that the Gallatin Planning Board could take final action with a simple majority vote. CCPB offered a comment that the applicant contact the Columbia County Department of Health regarding the existing septic system. But it was the opinion of the GPB that a determination had been made regarding the septic when the accessory dwelling was approved for a previous owner. Terry received copies of post office receipts for Certified Mail sent to abutting neighbors. Chairman Porter asked for Public comment. There was no Public Comment. Chairman Porter made a motion to close the Public Hearing.

Bruce 2nd. All were in favor.

Chairman Porter made a motion to grant Site Plan approval and Special Permit for the operation of a Bed and Breakfast Establishment on the Salisbury's property according to Article 5.5 of the Gallatin Zoning Law and to answer all questions on Part 2 of the Environmental Assessment Form in the negative.

Bruce 2nd.

Roll Call

Terry aye

Bruce aye

Phil aye

Terry will draft a letter to Drew indicating that the Special Permit was granted and will forward a copy to the CCPB for their records. The Salisbury's mailed a Check for \$35 to Clerk, which was received on August 1st, 2015.

Chairman Porter opened the Public Hearing for the Fecci/ Costa Pocono, lot line adjustment 2443 CR 8.

The Fecci' s propose to convey 9.905 acres from tax parcel #193.00-2-6 to Costa Pocono tax parcel #193.00-2-15, retaining 19.126 acres on the Fecci tax parcel.

Maps signed & sealed by the surveyor showing the line adjustment, notarized applications, Environmental Assessment Form and copy of the deed with check#2859 for \$100 were received. All paper work appeared in order.

Terry asked for Public Comment. There was no Public Comment.

Chairman Porter made a motion to close the Public Hearing. Phil 2nd. All were in favor.

Terry made a motion to grant approval for the lot line adjustment and to answer all questions on Part 2 of the Environmental Assessment Form in the negative. Bruce 2nd. All were in favor.

Roll Call

Terry aye

Bruce aye

Phil aye.

Corey Mitchell of Sol Providers and Tim McHenry, appeared on behalf of Lee Austin 536 Silvernails Rd. Mr. Austin is seeking an application for a solar panel system to be installed on his property. Mr. Mitchell of Sol Providers, distributed paper work showing the layout and structural description and type of solar system and where the free standing array would be located on the property. The panel would contain 40 modules, 4 strings of 7 and 2 strings of 6, with a Net Metered of 13.08-kW. The lines will be underground from the array back to the Barn.

The Board reviewed the paper work and structural information. (Attached)

Public Hearing will be held on August 31st, 2015. Chairman porter advised the applicant that mailings need to be made to all neighbors within 200 feet at least 10 days prior to the Public Hearing. Part one of the Short Environmental Assessment Form needs to be completed and a Special Permit fee of \$35.00 be paid at the Public Hearing.

Chairman Porter discussed the proposed FCID for Costa/Pocono Farm that Gallatin Town Board asked GPB to review. Terry commented that he and Larry Brody had made a site visit to the property at 115 Karwacki Road. It appeared to be a well run and organized Farm. It is overseen by the NYS DEC and though hunting is always permitted, Costa/Pocono only hunts during the NYS Hunting season because that's when the deer have their trophy racks. GPB had previously reviewed all the permits and maps and of all the District Schedule of Use Regulations.

Chairman Porter will send a letter to Gallatin Town Board, recommending FCID be approved as applied for, and that the property received from the Fecci lot line adjustment, be included in the acreage.

The minutes from the GPB June 22nd, 2015 were read. They were corrected to include why the 2 GPB members voted nay on the Costa/Pocono FCID at that meeting.

"The nay votes were cast on the basis that assignation of Zoning Law for "Recreation Club/Area Outdoor" does not fit proposed use."

Terry made a motion to accept the June 22, 2015 minutes, with the inclusion of why nay votes were cast. Bruce 2nd. All were in approval.

Because to Board members will not be available for the next GPB meeting date of August 24th, 2015, it was agreed that if Town clerk Lisa DeLeeuw advises the Town Hall is available, GPB will hold their meeting on August 31st, 2015.

With no other business to discuss, Terry made a motion to adjourn the meeting at 8:35pm. Phil 2nd. All were in favor.

Respectfully submitted,

Anne Fecci

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

ACCEPTED
June 22, 2015

Attending: Chairman Terry Porter, Bruce Humphries, Brian Arico, Larry Brody, Phil Peeples, Councilman John Fraser Paterson, Hilarie Thomas, Esq., Assorted Public.
Chairman Porter called the June 22, 2015 Gallatin Planning Board meeting, to order at 7pm.

Attorney Hilarie Thomas and Mario DaCosta, appeared regarding the Costa Pocono/Mario DaCosta FCID application referral from the Gallatin Town Board.

Attorney Thomas distributed maps and a packet containing : (attached)

SEQRA-Environmental Assessment Form, Part 1;

Site Plan, Sketch plan and Site overview; (updated Site Plan)

NYS Game Animal Breeder's Annual Reports for 2012, 2013, 2014;

Parcel owner list of properties within a half mile of applicant's property;

NYS DEC – Domestic Game Animal Breeder – Class A licenses (2);

USDA and NYS A & M Herd Certifications;

Opening Page of North East Whitetail's website.

Chairman Porter had previously sent the paper work to the GPB, for review before the GPB June meeting.

Terry advised the Board that Costa/Pocono is seeking an FCID for an "Outdoor Commercial Recreation Area", which would include hunting, at the property at 115 Karwacki Road. As presented in the email previously received by Chairman Porter, there is lodging available on site for the hunters.

Attorney Thomas advised the Board, that Costa/Pocono is fully licensed with a licenses from DEC and Ag & Markets. Animals killed on the property must be documented according to the licenses and the animals must be killed before they leave the farm.

Mario advised that Hunting is only done during hunting season when deer have their racks. He only allows 2 hunters at a time, which he oversees. The two hunters usually know each other.

Zoning Enforcement Officer, Drew Weaver, had advised Chairman Porter, all permits were properly filed for the buildings on site and it was a complaint from a neighbor about the signage that alerted him to the operation. Signs have been taken down. Drew believed that "Recreation Club or Area, Outdoor (for profit)" best describes the operation of the farm.

Terry and Larry commented that Costa/Pocono web page included in the package submitted to Terry shows lodging for a rate of \$250 for additional hunters. Mario and his Attorney advised that the Web page had been corrected and there was no mention of lodging. Councilman Paterson brought the web page up on his computer, and confirmed there was no mention about lodging or fee for lodging.

Bruce made a motion to recommend approval of the proposed FCID to the Gallatin Town Board as a "Recreation Club or Area, Outdoor (for profit)" as listed in the District Schedule of Use Regulations and defined in the Definitions of the Gallatin Zoning Law.

Brian 2nd that motion.

Roll call:

Terry - nay

Larry - nay

Bruce - aye

Brian - aye

Phil – aye

Nay votes were cast on basis that assignation of Zoning Law for Recreation Club/Area Outdoor does not fit proposed use.

GPB also noted that the District Schedule of Use Regulations indicates that a "Recreation Club or Area, Outdoor (for profit)" is a use which may be sited only on a lot having lot frontage on a State or County Highway. While this property fronts on County Route 8, the access is over a private road, Stove Pipe Alley, after the Town Road, Karwacki Road, ends. To further understand the operation of the facility, the GPB will meet on Tuesday, June 30th at 6:00pm for a site visit to Costa/Pocono Farm.

Chairman Porter read the referral from the ZBA regarding two (2) applications for variances from Gregg Salisbury of 1845 Jackson Corners Rd., Red Hook, NY 12571. Mr. Salisbury had previously appeared before the GPB seeking to utilize rooms in a detached building for a B&B and to allow to add a bedroom to the existing accessory dwelling on his property increasing the square footage of the accessory dwelling over 900 sq. ft. GPB denied the applications and referred him to the ZBA to request a variance for the accessory dwelling to be over 900 sq. ft. and to request the use the detached accessory dwelling as part of a B&B.

After consideration of the applications, the GPB will send a referral to the ZBA recommending a variance be granted to allow the accessory dwelling to be 975 sq. ft. as it is in an existing building and still in the spirit of the Gallatin Zoning Law and a referral recommending denial of the variance to allow the use of the detached accessory dwelling as a part of the B&B since the building could be easily attached to the main dwelling.

Adolfo and Anne Fecci 2442 CR8 appeared seeking a lot line adjustment. They presented maps, a deed to the property, application and Check 2850 for \$25.

Paper work appeared in order. Terry made a motion to grant sketch plan approval and to schedule a Public Hearing for next GPB meeting on July 27, 2015.

Phil 2nd. All were in favor.

The Meeting minutes from May 21, 2015 GPB meeting were read and approved.

Terry made a motion to accept minutes. Bruce 2nd. Brian abstained. All were in favor.

With no other business to discuss Terry made a motion to adjourn the GPB June 2015 meeting at 9:35pm. Bruce 2nd. All were in agreement.

Respectfully submitted,

Anne Fecci

Gallatin Planning Board
Meeting Minutes

ACCEPTED
May 21, 2015

Attending: Chairman Terry Porter, Larry Brody, Bruce Humphries, Phil Peeples, Councilman Fraser Patterson

Absent: Anne Fecci, Brian Arico

Chairman Porter called the GPB May 2015 meeting to order, at 7pm.

Laura A. dePaoli, Office Administrator for Kishannagh Veterinary Clinic, appeared with a sign application for Minor Home Occupation at 2201 State Route 82, Ancram, NY 12502. The proposed sign is to be 26 1/2 " wide x 36 1/2" high, off white painted wood sign with Hunter Green or Kelly Green lettering, gray shadowed horse head logo, 4" x 4" structural post and arm for hanging, painted same background color as sign, set 15 ft. from the edge of the pavement on State Route 82 and just south of the existing driveway. Ms. DePaoli presented pictures of the proposed sign and its proposed location. Terry made a motion to approve the sign, Bruce 2nd.

All were in favor.

Terry will notify Drew Weaver of the approval.

The April 27, 2015 minutes were read. Terry made a motion to accept. Phil 2nd. All were in favor.

With no other business to discuss, Terry made a motion to adjourn at 7:30pm. Bruce 2nd. All were in favor.

Respectfully submitted,
Terry Porter, Chair

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

ACCEPTED
April 27th, 2015

Attending: Chairman Terry Porter, Bruce Humphries, Brian Arico, Phil Peeples, Larry Brody
Assorted Public

Chairman Porter called the GPB April 2015 meeting to order, at 7pm.

Chairman Porter opened the Public Hearing for Deborah Maine's lot line adjustment on Camp Road. Lynden Chase appeared with a letter of authorization, on her behalf. Mr. Chase presented the deeds and detailed maps of the properties. Ms. Maine wishes to convey 8.02 acres from tax parcel #202-2-50 to tax parcel #202-2-51. She also wishes to convey .35 acre from tax parcel #202-2-51 to #202-2-50. A road maintenance agreement exists. All paper work appeared in order.

Terry asked for Public comment. There was no Public comment. Terry made a motion to close the Public hearing. Bruce 2nd. All were in favor. Terry made a motion to grant preliminary and final approval for the lot line adjustment and to answer all questions on part 2 of the Environmental Assessment form in the negative. Phil 2nd. All were in agreement.

Roll call vote:

Terry Porter aye

Bruce Humphries aye

Phil Peeples aye

Brian Arico aye

Larry Brody aye

Ck.# 504 for \$25 and Ck.# 506 for \$100 was received.

Gregg Salisbury, 1845 Jackson Corners Road, appeared before the Board, to discuss B&B and/or accessory dwelling on his property, which lies in a LDR-3 zone. The previous owner, Edward Burden, received a Special Permit on June 26, 2006 for an accessory dwelling. Mr. Salisbury was issued a permit for a 900 Sq. Ft. Accessory Building build out, located on the second floor of his barn.

Mr. Salisbury has appeared before the GPB on August 26, 2013, September 23, 2013, and again at the GPB April 27th, 2015 meeting. He is seeking to add another room in the Barn, and to use the rooms there as a part of a B&B. The Board advised Mr. Salisbury that the special permit was for a 900' Accessory Dwelling and that under the Gallatin Zoning Law, utilization of the barn as a part of a B&B is not allowed. His request were denied because it does not meet the Gallatin Zoning law and Mr. Salisbury was referred to the ZBA to request a variance for an Accessory Dwelling over 900 feet and a second variance to use the Barn as a part of a B&B.

Terry made a motion to deny. Larry 2nd. All were in favor.

The December 15, 2014 meeting minutes were read. Terry made a motion to approve. Bruce 2nd. Brian Arico and Larry Brody abstained. All others were in favor.

The February minutes were read. Terry advised the GPB that final maps had been received for the Haley/Malafrente property on Route 7, Tax Parcel # 212.-01.23.1

The minutes were corrected to add, “Final approval for Special Permit was granted and to answer all questions on part 2 of the Environmental Assessment form in the negative.”

Terry made a motion to accept the minute as corrected. Phil 2nd. All were in agreement.

The March 23, 2015 minutes were read. Terry made a motion to accept. Bruce 2nd. Phil abstained. All others were in agreement.

Terry advised the Board about their need for 4 hours of continuing education, and the April 30th, training at 88 Rte. 9H, Claverack, NY, 5:30pm-8:30pm at the Reformed Dutch Church of Claverack. This is a 3.0 course on Streams 101.

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

Respectfully submitted,

Anne Fecci

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

ACCEPTED
March 23rd, 2015

Attending: Chairman Terry Porter, Bruce Humphries, Brian Arico, Larry Brody, Councilman Fraser Paterson
Absent: Phil Peeples

Chairman Porter called the March 2015 GPB meeting to order at 7pm.

Lynden Chase appeared before the Board, representing Deborah Maine lot line adjustment/consolidation off Camp Road.

Lynden commented that Wesley Chase and Town Assessor DeLeeuw had met regarding the consolidation. Assessor DeLeeuw, reviewed the map and indicated he found no problem with proceeding with the lot line adjustment & consolidation simultaneously to avoid filing two separate deeds with Columbia County. Ms. Maine wishes to convey 8.02 acres from tax parcel #202-2-50 to tax parcel #202-2-51. She also wishes to convey .35 acre from tax parcel #202-2-51 to #202-2-50 and then combine tax parcels #202-2-50 & #202-2-49. The Planning Board will address the lot line adjustment and the consolidation will be handled by Columbia County Dept. of Real Property Services. Chairman Porter had talked with Warren Replansky about the road parcel providing access to the parcels. Attorney Replansky had advised that if the road parcel was owned by Ms. Maine, it would be desirable to combine it with another parcel with a deeded right of way. Mr. Chase indicated that the road parcel is owned by Ms. Maine and another neighbor so that it could not be combined. A road maintenance agreement exists and a copy was submitted along with the deeds to the parcels owned by Ms. Maine. Application and an authorization for Mr. Chase to represent Ms. Maine for this application were submitted.

All the paper work appeared in order. Sketch plan approval was granted at the February GPB meeting. Public hearing will be scheduled for the GPB meeting April 27th, 2015. No application fees were collected but will be received by GPB at the Public Hearing.

Chairman Porter advised the Board, that their Education credits need to be completed this year.

Larry Brody commented that he thought they may be given on line. It will be investigated.

Meeting minutes from December and February were held over until a full Board was present.

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

Respectfully submitted,

Anne Fecci

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

ACCEPTED

February 23rd, 2015

Attending: Acting Chair, Phil Peeples, Bruce Humphries, Brian Arico Absent: Terry Porter, Anne Fecci

Phil Peeples call the February 2015 GPB meeting to order at 7pm.

Phil opened the Public Hearing for Julia Haley-Michael Malafronte property on Route 7, Tax parcel#212.-01.23.1. They are seeking special Permit and Site Plan Review application for an Accessory Dwelling. Jasmit Rangr appeared with Michael Malafronte with reviewed details of map, flood plain and road setback. Mr. Rangr will forward an updated site plan to Chairman Porter. Mr. Rangr supplied postal notification indicating all adjoining neighbors were notified. Application for Special Permit and Site Plan Approval along with SEAF with part 1 completed by the applicant were submitted. All paper work appeared in order.

Phil asked for Public Comment. There was no Public comment. Phil made a motion to close the Public Hearing. Bruce 2nd. All were in favor.

Phil made a motion to grant conditional approval, pending receipt of final maps, noting flood lines and septic information and to answer all questions on part 2 of the Environmental Assessment form in the negative.

Brian 2nd.

Roll call:

Phil Peeples aye

Bruce Humphries aye

Brian Arico aye

Terry subsequently received the final maps and final approval for Special Permit was granted

Jason Shaw appeared before the Board, representing Pond Lily Envisions LLC. (sic)Tax Parcel#194.-1-11.2 appeared before the GPB to pay on their Escrow Account the sum of \$1000. Mr. Shaw also submitted a list of those to be notified in case of emergency. Pond Lily is seeking a recommendation to the Gallatin Town Board for outside amplified music as per proposed amended local law #1 of 2015

Bruce made a motion to make a positive recommendation to Town Board for the FCID change.

Phil 2nd. All were in favor.

Wesley Chase appeared before the Board representing Deborah Maine, Tax Parcel A #202-2-507.25, Tax Parcel B #202-2-51 and Tax Parcel C. Ms. Maine is seeking to combine parcel B with Parcel A and propose to make lot line adjustments with the two parcels A & B.

Paper work appeared in order.

Phil made a motion to grant sketch plan approval. Brian 2nd. All were in favor.

Minutes from previous meetings were held over until full Board is in attendance.

With no further business to conduct, Brian made a motion to adjourn the meeting at 7:50pm

Phil 2nd. All were in favor.

Respectfully submitted,
Bruce Humphries

No January 2015 Planning Board Meeting