

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

ACCEPTED

November 28th, 2016

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

Absent: Brian Arico

Chairman Porter called the November 2016 GPB meeting to order at 7pm.

With the Holiday approaching, Terry Commented that December 26th, is still part of Christmas Holiday and suggested December 19th, 2016, as the alternate date for the GPB December meeting, pending any business scheduled. If no business is on the agenda, the GPB will not meet.

January 23rd, 2017 is set as the January meeting.

There was no other business on the agenda.

Meeting minutes from October 2016 were read and additional information on short term rentals was added. 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 7:45pm. Phil 2nd, all were in favor.

Respectfully submitted,

Anne Fecci

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

ACCEPTED

October 24, 2016

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

Chairman Porter called the Gallatin Planning Board October 24th, 2016 meeting to order at 7pm. He opened the Public Hearing for a lot line adjustment between Leonard Cornacchia and Anthony Kalkandis of Ridge Rd.

Chairman Porter commented that that survey maps of the property, from Surveyor Ihlenburg, shows, the property being consolidated. Chairman Porter spoke to Town Assessor Rene De Leeuw and Columbia County Dept. of Real Property Services, and was advised Columbia County prefers the lot line adjustment occur before they do the consolidation. The 4 acre lot to be consolidated is between both properties.

Mr. Cornacchia proposes to convey 2.29 acres from tax parcel #193.00-01-7.4, to Anthony Kalkandis tax parcel #193.00-1-8 making Mr. Kalkandis's 3.165 total acreage.

Chairman Porter asked for Public comment. There was no Public comment. Chairman Porter made a motion to close the Public Hearing. Larry 2nd. All were in agreement.

Chairman Porter made a motion to grant preliminary and final approval and to answer all questions on Part 2 of the Environmental Assessment form in the negative. Bruce 2nd. All were in favor.

Roll Call vote:

Chairman Porter aye

Bruce Humphries aye

Phil Peeples aye

Larry Brody aye

Brian Arico aye

Check# 3120 for \$100, was received.

Marie Welch land surveyor, appeared on behalf of Sean Wyant on Hull Rd., seeking sketch plan approval for a two (2) lot sub-division on tax parcel #183.-1-19. Ms. Welch presented a letter of authorization and maps of the property. After review of the maps the Board advised her that two (2) deep hole Perc tests and a driveway permit were necessary for the new lot, and shown on the map. Chairman Porter made a motion to grant sketch plan approval. Phil 2nd. All were in favor.

Check #10614 for \$25 was received.

At the request of Councilman Paterson, GPB discussed rate increases for applications. GPB does not want to place undue hardship on families giving a piece of land to a child to build a home.

The GPB wants the rate for Special Permits looked at, since Building Inspector issues them, but the GPB sometimes spends a lot of time and meetings on them.

GPB thought sketch plan for minor should stay the same rate. Major 5 to 24 lots could increase to \$100, 25 to 49 rise to \$250 and 50 and above to \$400.

Minutes from September were read and Terry made a motion to accept . Larry 2nd. All were in agreement.

Larry alerted the Board that a new State law had been signed by the Governor that regulates short term home rentals. The law states that the owner of a property must be on premises during any rental of 30 days or less. There was discussion on how some residents in town had complained about rentals of houses used for parties and events. An inquiry will be made to Drew Weaver to ask how this will be enforced.

With no other business to discuss, Terry made a motion to adjourn at 8:30pm. Bruce 2nd, all were in favor.

Respectfully submitted,
Anne Fecci

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

ACCEPTED

September 26, 2016

Attending: Chairman Terry Porter, Bruce Humphries, Larry Brody, Phil Peeples, Councilman Paterson, assorted Public

Absent: Brian Arico

Chairman Porter called the September 26, 2016 GPB meeting to order at 7PM.

Terry opened the Public Hearing for Corrine Meiller and her father Lloyd Vaill,

Lot line adjustment. Mr. Vaill proposes to convey 10.88 acres from tax parcel #217-1-24.1 to Ms. Meiller Tax parcel # 217-1-24.2. Ms. Meiller presented maps, deed to the properties and application. All paper work appeared in order.

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

Terry made a motion to close the Public hearing. Bruce 2nd. All were in agreement.

Chairman Porter made a motion to grant preliminary and final approval and to answer all questions on Part 2 of the Environmental Assessment for in the negative. Phil 2nd. All were in favor.

Roll Call vote.

Chairman Porter aye

Phil Peeples aye

Bruce Humphries aye

Larry Brody aye

Check # 1507 for \$100 was received

Chairman Porter opened the Public Hearing for Special Application Permit, for the free standing solar array, on the property of Jim Kuster 441 Doodle Town Road, tax parcel #195-1-22.1.

Jessica Barry representing Lighthouse Solar, appeared with a letter of Authorization to do the work, detailed information packets, pictures and maps. The front of the solar array is 3' off the ground and the back of the array is 15' off ground. It is a 33' long fixed array. The array fits in line with the Tennis court and the high side is along the back. Phil asked to see pictures of the back, and was advised it is all galvanized steel with no huge equipment or timber. Everything appeared in order.

Chairman Porter asked for Public comment.

Donald Fogan P.E. PO Box 685, Millbrook NY (845-546-0979) appeared for neighbor Francois MaisonRouge. Mr. Fogan asked if any analysis was done on the array. Mr. Fogan was shown the maps and he agreed, the location was well away from Mr. MaisonRouge's property and could not be seen. Mr. Fogan was satisfied and would report that to Mr. MaisonRouge.

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

Chairman Porter made a motion to approve the Site Plan & grant Special Permit. Larry 2nd. All were in agreement.

Terry advised the applicant that he would notify Building Inspector Drew Weaver of approval.

Check #3675 for \$35 was received.

Peter Lombardi Architect PLLC, 473 Columbus Ave., NY (917)-238-1013, along with Hisham Omlil and Sean C. Eidle, appeared before the Board seeking information on a major land sub-division. Mr. Lombardi commented they are looking at the property on Greenhill Rd., with the concept of clean water, clean energy and environmental preservation. Mr. Lombardi presented maps, plans and pictures of this concept for approximately 1100 acres, for a sustainable short, middle and long term project for bio-dynamic farming and organic farming. The thought is to create a Hamlet of 100 households possibly cluster housing consisting of condo, single family and garden cottages, with a Home owner association. Phil asked how many tillable acres. Mr. Lombardi said there are about 40 acres and they are looking into straw bed gardening. Planting could be done in bedrock.

Bruce commented it would be difficult to get water. There is a small lake on the property and they would capture rain water and utilize water saving. They propose a common leach field. Possibly Solar, restaurants, and some stores. Larry commented a full impact assessment would be necessary and may need to import a lot of soil for leach fields. A commercial zone and FCID would need to be established. Mr. Lombardi asked how to start to proceed on this concept. The Board advised contact DEC, Columbia County Board of Health, Zoning regulations, and a meeting with the Town Board.

Meeting minutes from GPB August 2016 were read. Phil made a motion to accept. Larry 2nd. Terry abstained. All were in agreement.

Terry made a motion to adjourn at 9:30pm. Bruce 2nd. All were in Favor.

Respectfully submitted,
Anne Fecci

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

ACCEPTED

August 22, 2016

Attending: Acting chair: Phil Peeples, Bruce Humphries, Larry Brody, Councilman Paterson, and assorted Public.

Absent: Terry Porter, Brian Arico

Acting Chair Phil Peeples called the GPB August 2016 meeting to order at 7pm.

Anthony Kalkandis and Leonard Cornacchia Ridge Rd. appeared before the Board, seeking information and guidance on a lot line adjustment. Mr. Cornacchia proposes to convey approximately 2.4 acres from tax parcel #193.00-01-7.2 to neighbor Kalkandis. Acting Chair Peeples, provided assistance to both, on filling out the application. Applicant was instructed to bring stamped surveyed maps showing the proposed lot line adjustment, deed to the property, four (4) notarized copies of filled application and to return to the GPB for sketch plan approval when paper work was in order.

Acting Chair Peeples opened the Public Hearing for Basel Karpiak/736 County Route 11 Properties, LLC, for a lot line adjustment. Lynden Chase appeared on their behalf. Mr. Chase presented a letter from Building Inspector Drew Weaver, regarding proper offsets, signed maps showing Karpiak tax parcel #195-01-85 parcel B proposed conveyance of 0.52 acres to 736 County Route 11 Properties tax parcel #195-01-85-21 parcel A. Parcel A, tax parcel #195-01-85-21 736 County Route 11 Properties, also proposes to convey 0.09 acres to the farm 736 County Route 11 Properties, tax parcel 195-01-4.11.

All the paper work appeared in order. Acting Chair Peeples asked for Public Comment. There was no Public Comment. Acting Chair made a motion to close the Public Hearing. Larry Brody 2nd. All were in agreement.

Phil Peeples made a motion to grant preliminary and final approval and to answer all questions on Part 2 of the Environmental Assessment form in the negative. Bruce 2nd. All were in favor.

Roll Call vote.

Acting Chair Peeples, aye

Bruce Humphries, aye

Larry Brody, aye.

Check #952 for \$125 was received for sketch plan and Application.

Corrine Meiller 82 CR 7, appeared before the Board seeking a lot line adjustment. Ms. Meiller proposes to convey 10.88 acres from tax parcel #217-1-24.1 to tax parcel #217-1-24.2. All the paper work appeared in order. Larry made a motion to grant sketch plan approval. Bruce 2nd. All were in favor.

Public hearing will be set for GPB September 26, 2016 meeting.

Check #1503 for \$25 was received.

Meeting Minutes from July 25th 2016 GPB meeting were read. Phil made a motion to accept. Bruce 2nd. All were in favor.

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

Respectfully submitted,
Anne Fecci

Chair Peebles opened the Public Hearing for

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

ACCEPTED

July 25th, 2016

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

Absent: Larry Brody

Terry called the July 25th, 2016 GPB meeting to order at 7pm.

Chairman Porter opened the Public Hearing for the Mifsud/Arnow lot line adjustment on Camp Road. Dan Russell of Crawford Associates appeared on their behalf. The Mifsud's propose to convey 35.248 acres from tax parcel #202.-2-24 to the Arnow's tax parcel #202.-1-15. The board reviewed the maps and paper work. All the paper work appeared 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 agreement.

Terry made a motion to grant preliminary and final approval and to answer all questions on Part 2 of the Environmental Assessment form in the negative. Bruce 2nd. All were in favor.

Roll call vote.

Terry Porter aye

Bruce Humphries aye

Phil Peeples aye

Brian Arico aye

Check # 25137 for \$100 was received

Wesley Chase appeared on behalf of Basel Karpiak CR 11 and 736 County Route 11 Properties, LLC, for a lot line adjustment. Karpiak property tax parcel #195-01-85.1 parcel B, proposes to convey 0.52 acres to Parcel A 736 County Route 11 Properties tax #195-01-85-21, Parcel A also proposes to convey 0.09 acres to the farm 736 County Route 11 Properties tax parcel # 195-01-4.11. Maps and paper work appeared in order and Chairman Porter commented he would like a letter from Building Inspector Drew Weaver regarding proper offsets. Chairman Porter made a motion to grant Sketch plan approval. Phil 2nd. All were in favor. No checks were received.

Terry presented proposed plans submitted by AT&T as prepared by Tectonic Engineering & Surveying Consultants, P.C., and dated July 15, 2016, for a new microwave antenna to be added to the Wilmer Hill Road Communication Facility. Terry made a motion to accept the plans as a matter of record. Phil 2nd.

All were in favor.

Meeting minutes were read and Terry made a motion to accept. Phil 2nd. All were in agreement.

Councilman Paterson spoke about putting the maps from the comprehensive Plan on the Gallatin Town web page. They will be in a format that everyone can use. The maps will have all the overlays and can be seen through Google Earth. Fire Districts, 911 Boundaries and water sources will also show.

With no other business to discuss, Chairman Porter made a motion to adjourn at 8pm. Phil 2nd. All were in agreement.

Respectfully submitted,
Anne Fecci

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

ACCEPTED

June 27th, 2016

Attending: Chairman Terry Porter, Bruce Humphries, Larry Brody, Phil Peebles, Brian Arico

Chairman Porter called the June 2016 GPB meeting to order at 7:00pm.

Beverley Kerzner of Silvernails Farm appeared for Expedited Site Plan review for housing for Farm Employees, to be located in one of the existing barns on her property. (Sec 5.2-B of the Zoning Law).

Ms. Kerzner had been referred to the ZBA for relief from Section 4.5C. The variance was granted at a public hearing held by the ZBA on May 31, 2016. She presented a map that was presented to the ZBA indicating that her property could be subdivided into individual lots that meet the Zoning Law requirements for area, lot width and road frontage and setbacks, for each of the four buildings on her property where dwelling might be located. One theoretic lot would not meet setback requirements of section 4.5C which required the variance for Section 4.5C.

After reviewing the maps and variance, the Board determined that the Expedited Site Plan Review is not required. Chairman Porter will notify Drew Weaver of the Board's determination.

Jeff Plass of Crawford & Associates appeared regarding sketch plan review for a lot line adjustment between the Mifsud's and Arnow's on Camp Road. Joseph and Mary Misfud, parcel # 202.-2-24 with 42.073 acres, propose to convey 35.248 acres to David, Peter, Joshua and Ruth Arnow, tax parcel # 202.-1-15.

Maps and paper work appeared in order. Terry made a motion to grant sketch plan approval. Larry 2nd. All were in agreement. Ck. #25118 for \$25 was received. Public hearing will be announced for the July 25, 2016, Planning Board meeting.

Basel Karpiack appeared for some advice from the GPB. The person he sold some property to, had a shed erected on a wedge shape piece of property he owns. Basel does not want to be liable for any accident that might occur from that shed. Larry suggested that a lot line adjustment or that Basel see Enforcement Officer Drew Weaver, who will be able to correct the matter.

Chairman Porter distributed paper work from Trinity Solar Clifton Park, regarding installation of ground mounted free standing Solar system for Mark Aiken, 2201 State Rte 82. The Board reviewed the paper work and would like to know: Full dimensions of proposed array, location on property, size of the array of panels, and the height of the proposed installation. Chairman porter will contact Trinity to let them know what is needed and will try to set the Public hearing for the July 25, 2016, Planning Board meeting.

Meeting minutes from May 23rd, 2016 were read. Terry made a motion to accept. Phil 2nd. All were in agreement.

With no other business to discuss, Terry made a motion to adjourn at 8:30pm

Bruce 2nd. All were in favor.

Respectfully submitted,
Anne Fecci

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

ACCEPTED
May 23rd' 2016

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

Absent: Brian Arico

Chairman Porter called the May 2016 GPB meeting to order at 7pm.

He opened the Public Hearing, for the Deverly Corporation property on Sigler Road. David Sessions of Kellard Sessions Consulting, P.C., representing Deverly Corp. appeared on their behalf. A letter authorizing Mr. Sessions to represent the owner was received. Mr. Sessions presented the proposed four (4) lot subdivision of tax parcel #219-00-01-12 with approximately 334 acres. He distributed maps showing lot A with 27.78acres, lot B with 69.569 acres, lot C with 109.327 acres and lot D with 127.647 acres. A stamped approved letter from the Department of Health & a set of plans showing the approved septic locations & designs for all four proposed lots were received. Curb cuts as approved by the Gallatin Highway Superintendent are indicated. There is a large wetland shown with the driveway cut for Lot D crossing the "buffer zone" for the wetland. The proposed driveway follows the course of an existing access to the property and due to the limited sightlines along Sigler Road, the Board agreed with the Highway Superintendent's opinion that this is the best place for the driveway location for this parcel. Chairman Porter commented that the location of the deep hole perc tests are usually shown on the maps. Since the locations of the proposed septic systems are located on each lot and referenced back to the Kellard Sessions drawings, the Board felt this is adequate to alert a buyer as to what will be involved in building a septic system on each lot. He asked Mr. Sessions to have Highway Superintendent, Jack Gomm, send a letter regarding the Curb cuts to Mr. Sessions for his files confirming the approval of the curb cut locations.

Paper work appeared in order.

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

Chairman Porter Made a motion to grant preliminary & final approval and to answer all questions on Part 2 of the Environmental Assessment form in the negative. Larry 2nd. All were in favor.

Roll Call

Terry aye

Bruce aye

Larry aye

Phil aye

C heck #1648 for \$175 application fee and Check #1644 for \$150 for Recreation fee were received.

Janet Lasher of CR 8 appeared before the Board seeking a lot line adjustment between her property Tax parcel # 194-00-01-06 and the estate of her Mother, Wilma Koslowski, tax parcel #194-00-01-28. They propose to convey approximately 17.566 acres to increase to just under 20 acres from the estate.

Chairman Porter made a motion to grant sketch plan review.

Larry 2nd. All were in favor. Check #4525 for \$25 was received for application.

Meeting minutes from April 2016 meeting were read and approved with correction.
Terry made a motion to accept with correction. Phil 2nd. All were in favor.
With no other business to conduct, Terry made a motion to adjourn at 8pm. All were in favor.

Respectfully submitted
Anne Fecci

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

ACCEPTED
April 25th, 2016

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

Chairman Porter called the April 2016 GPB meeting to order at 7pm.

Larry Brody commented that he and Chairman Porter had been invited by Christine Vanderlan, the Community Project manager for the Columbia Land Conservancy, to attend a meeting on "Natural Resource Advisory" in Gallatin. The focus would look at environment, waterways, vegetation and many important resources in the Hudson Valley Greenway. Gretchen Stevens associated with Bard and the Hudsonia, is also involved with the study. They are looking into getting grants and volunteers, to do this valuable reporting and mapping. Larry Brody is assisting in the G15 part.

Councilman Paterson spoke about the mapping he is doing on Gallatin. He is having some problem, finding the tax parcel numbers on some lots that were part of the Dykeman land. The Board was helpful in their suggestions on how to find the information.

The March Draft minutes were read and approved.

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

Respectfully submitted,

Anne Fecci

Gallatin Planning Board
667 Route 7, Gallatin, NY 12567
Meeting Minutes
March 25, 2016

ACCEPTED

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

Absent: Anne Fecci, Brian Arico

Chairman Porter called the GPB March 25th, 2016, meeting to order at 7pm.

With no business on the agenda & no walk-ins, the February meeting minutes were read, spelling amended and approved.

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

Respectfully submitted,

Terry Porter

Gallatin Planning Board
667 Route 7, Gallatin, NY 12567
Meeting Minutes
February 22, 2016

ACCEPTED

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

Absent: Brian Arico

Chairman Porter called the GPB February 22nd, 2016 meeting to order at 7pm.

Alec and Julia Vlack, 262 County Route 11, appeared seeking information and preliminary review of the buildings on their property. The Vlacks' wish to declare the existing barn their primary residence, and convert the existing residence into an accessory dwelling. The current primary dwelling is just over 900 sq. feet and the existing barn is approximately 4000 sq. feet.

After reviewing the map of the property, the Board referred Mr. and Mrs. Vlack to the ZBA for a variance for the size of the proposed accessory building.

Phil Peeples recused himself from the GPB and presented maps on property owned by Mill Hill Farms, asking the Boards opinion whether it should be a lot line adjustment or sub-division.

The January meeting minutes were read and approved.

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

Respectfully submitted,

Anne Fecci

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

ACCEPTED
January 25th, 2016

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

Chairman Porter called the GPB January 2016 meeting to order at 7pm.

Chairman Porter discussed the Deverley Corporation Project on Sigler Rd., with the Board. Terry commented that there are 4 lots involved, and he had been asked if Board of Health approval was necessary, or if Engineers report was satisfactory. The Board discussed that possibility but determined that a letter from the Board of Health describing the type of septic systems required & keyed to the maps would be needed.

The meeting minutes from December 28, 2015, were read and approved.

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

Respectfully submitted,

Anne Fecci

