

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

ACCEPTED  
November 27, 2017

Attending: Chairman Terry Porter, Larry Brody, Bruce Humphries, Phil Peeples, Brian Arico, Supervisor John Reilly, Councilman Fraser Patterson, Councilman Eric Mortensen  
Absent: Alternate Richard Veith

Chairman Porter called the November 2017 GPB meeting to order at 7:00pm.

Members of the Town Board attended the Planning Board meeting to discuss zoning and the comprehensive plan. Supervisor Reilly made five points that the Town Board feels needs to be addressed:

1. As the Comprehensive Plan was adopted 10 years ago, it seems that it is time to review and determine if it still reflects the goals and strategies for their implementation as established by the Plan in 2007.
2. There needs to be better provisions for the rehabilitation of existing housing inventory in the Town.
3. In 12-18 months, fiber optic broadband will be available to all residents in Gallatin which will allow for new types of home businesses in the Town and can change the nature of the town.
4. FCID is not being used as imagined for larger commercial operations. The process needs to be streamlined for certain types of uses.
5. Do we have products in the Zoning Law that reflect what is actually happening in the Town? Affordable housing and 2-3 acre parcels are not being developed as the Zoning Law suggests.

A discussion followed. Larry spoke in favor of the Comprehensive Plan as it exists. Supervisor Reilly made a point that the goals need to be realistic for the Town today. Brian made a point that the Vision Statement should be dynamic and reviewed periodically. Councilman Mortensen stressed the importance of a more streamlined FCID process for certain uses that have less impact than larger commercial operations. As the population of the Town is aging, Supervisor Reilly pointed out that the Town should be made more accessible for all ages and income levels.

The two Boards agreed that the service of a planner is needed to review the comprehensive plan and take us forward for the next 10 years. Supervisor Reilly will look into ways to fund the services of a planner and everyone will investigate planners who might work well for the Town of Gallatin going forward. The Planning Board is glad to serve as the committee to work with the planner and the Town Board to implement the changes.

As the December Planning Board meeting is set to occur on Christmas Day, Phil made a motion to cancel the December meeting. Larry 2<sup>nd</sup>. All were in favor. Our next meeting will be on January 22, 2018.

Draft minutes from the October 23, 2017, meeting were reviewed.  
Larry made a motion to accept the minutes as written, Phil 2<sup>nd</sup>. All were in favor.

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

Respectfully submitted,

Terry Porter, Chairman

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

ACCEPTED  
October 23, 2017

Attending: Chairman Terry Porter, Larry Brody, Bruce Humphries, Phil Peeples, Alternate Richard Veith, Councilman Fraser Patterson  
Absent: Brian Arico

Chairman Porter called the October 2017 GPB meeting to order at 7:00pm.

With no official business to review, Terry verified with Fraser that the Town Board will attend the November 27, 2017, Planning Board meeting to discuss updating Gallatin's Comprehensive Plan & Zoning Law. A discussion followed. We are looking forward to having the Town Board at our meeting in November.

Draft minutes from the September 25, 2017, meeting were reviewed.  
Larry made a motion to accept the minutes as written, Phil 2<sup>nd</sup>. All were in favor.

With no other business to discuss, Terry made a motion to adjourn at 8:00pm,  
Bruce 2<sup>nd</sup>. All were in favor.

Respectfully submitted,

Terry Porter, Chairman

Gallatin Planning Board  
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ACCEPTED  
September 25, 2017

Attending: Chairman Terry Porter, Larry Brody, Bruce Humphries, Phil Peeples, Alternate Richard Veith, Councilman Fraser Patterson, Assorted Public  
Absent: Brian Arico

Chairman Porter called the September 2017 GPB meeting to order at 7:00pm.

Public Hearing for a 2-lot subdivision of the property of Sean R. & Elisha M. Wyant of 106 Hull Road, tax parcel 183.-1-19, had been announced in the September 14, 2017, edition of the Columbia Paper. Chairman Porter opened the Public Hearing at 7:05pm. Marie Welch of Welch Surveying appeared representing the owners. A letter authorizing her to do so had been presented to the Board in October, 2016, and is in the file. The property exists as 11.920 acres with frontage along Hull Road and existing dwelling, accessory buildings, well and septic system in Zone RA-2. The property is proposed to be subdivided as 2.009 acres around the existing dwelling and the remaining 9.911 acres as a new parcel. Frontage requirements as per the Gallatin Zoning Law are met for both parcels. All set back requirements are met for the existing dwelling and its accessory buildings. Deep hole perc test as well as the existing lane to be used as the driveway are shown on the maps for the new parcel. Three copies of the notarized application, several copies of the map, SEAF with Part 1 answered, a copy of the deed and a letter approving a septic system on the new parcel, were received. The Board reviewed the documents. Terry asked for public comment. There was no public comment. Terry made a motion to close the public hearing. Phil 2<sup>nd</sup>. 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 for the proposed 2-lot subdivision, Larry 2<sup>nd</sup>.

Roll call vote:

Terry Aye

Larry Aye

Bruce Aye

Phil Aye

Preliminary & Final approval were granted.

Checks in the amount of \$25 for the Advertising Fee, \$150 for the Application Fee and \$250 for the Recreation Fee, were received from the applicants.

Terry & Larry had attended the Town Board meeting on September 14 where the Town Board indicated that they would like to review the Zoning Law and make adjustments to streamline the FCID process for some applications, to make the process for Home Occupations easier, and to include ways to incorporate more affordable housing options into the Town. The Town Board asked if the Planning Board would be willing to assist in reviewing and making revisions. Terry & Larry had indicated that the GPB would like to be involved. The GPB discussed the matter and determined that the GPB should meet with the Town Board to discuss. The GPB feels that it

would be most productive if the Town Board were to come to a GPB meeting to discuss the matter as our meetings are relatively quiet and we could have a more focused discussion here than at the Town Board meeting where the Town Board has many other items to review and discuss. But the GPB is willing to attend a Town Board meeting or set up a special meeting with the Town Board if the Town Board prefers. To get things going, Councilman Patterson will propose to the Town Board that they attend one of our meetings.

Draft minutes from the July 23, 2017, and August 28, 2017, meetings were reviewed. Larry made a motion to accept both sets of minutes as written, Phil 2<sup>nd</sup>. All were in favor.

With no other business to discuss, Chairman Porter made a motion to adjourn at 8:15pm, Bruce 2<sup>nd</sup>. All were in favor.

Respectfully submitted,

Terry Porter, Chairman

Gallatin Planning Board  
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Meeting Minutes

ACCEPTED  
August 28, 2017

Attending: chairman Terry Porter, Larry Brody, Bruce Humphries, Phil Peebles, Richard Veith  
Assorted Public  
Absent: Brian Arico,

Chairman Porter called the August 2017 GPB meeting to order at 7pm.

Marie Welch of Welch Surveying appeared representing Sean R. & Elisha M. Wyant of 106 Hull Road presenting a proposed 2-lot subdivision of the Wyant property. Sketch Plan approval had been granted by the GPB in October, 2016, pending Columbia County Health Department approval of 2 deep hole perc tests on proposed new lot. Health Department approval has now been granted. Ms. Welch presented new maps of the proposed subdivision. One lot will contain the existing buildings located on the property. A side yard setback to an accessory building was shown as 36.6' and Larry pointed out that 50' is required by the Gallatin Zoning Law in RA-2 Zone. All other requirements of the GPB & Zoning Law appear to have been met. Existing "lane" on the new parcel will serve as the driveway for the new parcel. Ms. Welch will make the adjustment to the plan to include the required 50' side yard. Fees were explained to Ms. Welch. Public Hearing will be announced for the September 25, 2017, meeting of the GPB.

Gerard Orza, Bernadette Mitrione and Darrell & Peggy DeBuono, new residents on Hilltop Road, attended the meeting to observe and ask questions regarding town planning. The Board welcomed them to Gallatin and answered their questions.

With no other business to discuss, Chairman Porter made a motion to adjourn at 7:50pm. Bruce 2nd. All were in agreement.

Respectfully submitted,  
Terry Porter, Chairman

Gallatin Planning Board  
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Meeting Minutes

ACCEPTED  
July 23<sup>rd</sup>, 2017

Attending: chairman Terry Porter, Bruce Humphries, Larry Brody Assorted Public  
Absent: Phil Peeples, Brian Arico, Richard Veith

Chairman Porter called the July 2017 GPB meeting to order at 7pm.

Rene' La Mantia from 54 Elsohn Road, appeared before the Board, along with his mother, Elizabeth La Mantia, and the Dakins, their neighbors, to discuss a lot line adjustment and receive information. The La Mantia's have two non-conforming lots. A mobile home exists on one of the lots and they wish to replace it with a house.

Mr. La Mantia spoke with the Building Inspector, Jake Exline, and was advised that required setbacks with the proposed house could not be met with the existing configuration. The Board reviewed the sketch of the property and advised Mr. Lamantia that consolidating the two lots would be the best approach. While the consolidated lot would still be a non-conforming lot, it appeared that if the house were moved back a few feet from the existing mobile home site and fronted onto Elsohn Road, setback requirements can be met.

Chairman Porter suggested that Mr. La Mantia speak with the Town Assessor, Rene DeLeeuw, who could advise him how to proceed further with Real Property Services in Hudson NY for the consolidation of the lots. Terry will speak with Building Inspector, Jake Exline, to advise him of the GPB review and advice.

DRAFT Meeting minutes from the June GPB meeting were read. Terry made a motion to accept. Larry 2nd. All were in favor.

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

Respectfully submitted,  
Anne Fecci

Gallatin Planning Board  
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Meeting Minutes

ACCEPTED

June 26<sup>th</sup>, 2017

Attending: Chairman Terry Porter, Bruce Humphries, Larry Brody, Phil Peebles, Brian Arico,  
Richard Veith, Councilman Fraser Paterson

Chairman Porter call the June 26<sup>th</sup>, 2017 GPB meeting to order at 7pm.

As there was no official business, discussions of various topics ensued.

The May DRAFT minutes were read and amended to correct attendance, that Phil Peebles was absent at that meeting. Larry made a motion to accept. Bruce 2<sup>nd</sup>. All were in favor.

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

Respectfully submitted,  
Anne Fecci



Gallatin Planning Board  
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ACCEPTED

MAY 22, 2017

Attending: Chairman Terry Porter, Bruce Humphries, Larry Brody, Richard Veith, Councilman Fraser Paterson, and Assorted Public.

Absent: Brian Arico, Phil Peeples, Anne Fecci

Chairman Porter called the May 2017 GPB meeting to order at 7pm.

Terry opened the public hearing for the Lasher/Koslowski lot line adjustment. Janet and Gerald Lasher of CR 8 appeared before the Board seeking a lot line adjustment between their property Tax parcel # 194-00-01-06 and the Estate of Wilma Koslowski, tax parcel #194-00-01-28. They propose to convey approximately 17.566 acres from the Estate making the Lasher property just under 20 acres. Ms. Lasher had received sketch plan approval in May 2016. Check for the application fee of \$50 was submitted with applications, deeds and EAF at the April 2017 GPB meeting. 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 2<sup>nd</sup>, All were in favor.

Terry made a motion to grant preliminary & final approval for the lot line adjustment and to answer all questions on Part 2 of the Environmental Assessment Form in the negative. Larry 2<sup>nd</sup>

Roll Call

Terry aye

Bruce aye

Larry aye.

Check #4610 for \$25 was received for the advertising of the public hearing.

Meeting minutes from April 24, 2017, were read and Larry made a motion to accept. Bruce 2<sup>nd</sup>. All were in favor.

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

Respectfully submitted,  
Terry Porter

Gallatin Planning Board  
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ACCEPTED

April 24<sup>th</sup>, 2017

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

Absent: Brian Arico

Chairman Porter called the April 2017 GPB meeting to order at 7pm.

Hyde Clark of Young/Sommer, LLC, representing Verizon Wireless for their collocation on the Wilmer Hill, Telecommunications Tower.

Mr. Clark presented information on their installation. On the 150' Tower, Verizon Wireless, will install at 135'. Verizon have their own generator and facility, inside the fencing, using an 80 gallon diesel tank.

The installation does not substantially change the physical dimensions of the tower or base station.

Chairman Porter asked for any comment. Bruce commented that the Board is mandated by Law to approve. Chairman Porter commented that according to our Town Attorney, with no substantial change to the physical dimensions of the Tower, GPB must accept the application.

Chairman Porter made a motion to accept as a matter of record, according to the Middle Class Tax Relief and Job Creation Act of 2012, Section 6409. Bruce 2<sup>nd</sup>. All were in favor.

Terry will advise ZEO Drew Weaver.

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. Ms. Lasher had received sketch plan approval in May 2016. A copy of the deed to both properties and a detailed map were received. All paper work appeared in order.

Terry made a motion to accept the application and set up Public hearing for the May 22<sup>nd</sup>, 2017 GPB meeting. Larry 2<sup>nd</sup>. All were in agreement.

Check #4603 for \$50 was received.

Meeting minutes were read and Phil made a motion to accept. Larry 2<sup>nd</sup>. All were in favor.

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

Respectfully submitted,  
Anne Fecci

Gallatin Planning Board  
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ACCEPTED

March 27, 2017

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

Absent: Anne Fecci, Brian Arico , Fraser Patterson

Chairman Porter called the March 2017 GPB meeting to order at 7pm.

The Board welcomed Richard Veith as our new alternate member.

An application was submitted by Scott P. Olson, Esq., of Young/Sommer, LLC, for the collocation of Verizon Wireless on the Wilmer Hill Telecommunications Tower. A request was made as to any fee required by this application and the Board determined that a fee of \$75 would be appropriate as an amended special permit. Board members took copies of the application package and maps to review and as long as the installation does not substantially change the physical dimensions of the tower or base station, the Board intends to accept the plans as a matter of record according to the Middle Class Tax Relief and Job Creation Act of 2012, Section 6409 at our April meeting.

Meeting minutes from February 2017 were read. Terry made a motion to accept. Phil 2<sup>nd</sup>. All were in favor.

Terry made a motion to adjourn at 7:30pm, Burce 2<sup>nd</sup>. All were in favor

Respectfully submitted,

Terry Porter

Gallatin Planning Board  
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Meeting Minutes

Accepted

February 27, 2017

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

Absent: Anne Fecci, Phil Peebles, Brian Arico

Chairman Porter called the February 2017 GPB meeting to order at 7pm.

Fraser had prepared a presentation of maps of the Tufenkian property on Green Hill Road for review by the Board. The Board reviewed the maps and asked that they include DEC wetlands and steep slopes.

Meeting minutes from January 2017 were read. Terry made a motion to accept. Bruce 2<sup>nd</sup>. All were in favor.

Terry made a motion to adjourn at 7:30pm, Larry 2<sup>nd</sup>. All were in favor

Respectfully submitted,

Terry Porter

Gallatin Planning Board  
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ACCEPTED

January 23, 2017

Attending: Chairman Terry Porter, Bruce Humphries, Phil Peeples, Brian Arico, Fraser Patterson

Absent: Anne Fecci, Larry Brody

Chairman Porter called the January 2017 GPB meeting to order at 7pm.

The Board reviewed the new fee schedule as adopted by the Town Board, effective January 1, 2017. Councilman Patterson indicated that he was not sure that the new fee schedule was in effect or not, but would confirm.

The Board discussed the Tufenkian property on Green Hill Road. The property is approximately 1100 acres and is on the market. The Board has seen one group interested in submitting a proposal to develop the land and it is expected that we will see more in the future. Bruce suggested that we need maps of the property so that we are familiar with its features, boundaries and neighboring properties. Councilman Patterson agreed to provide the Board with maps.

Meeting minutes from November 2016 were read. Terry made a motion to accept. Phil 2<sup>nd</sup>. All were in favor.

Terry made a motion to adjourn at 7:30pm, Bruce 2<sup>nd</sup>. All were in favor

Respectfully submitted,

Terry Porter