

Gallatin Planning Board
667 Route 7 Gallatin NY 12567
Meeting Minutes

ACCEPTED

August 26th, 2013

Attending: Chairman Terry Porter, Bruce Humphries, Phil Peeples, Councilman Fraser Patterson
Absent: Ira Levy, Brian Arico

Chairman Ported called the August 26, 2013 GPB meeting to order at 7:10pm

Terry opened the Public Hearing for the 3-lot subdivision on the Blackburn property located on King Road. Chairman Porter commented that the Town of Gallatin declared this property an open development at their July 11th, 2013 meeting.

Mike Porter appeared on behalf of his Grandfather Cliff Blackburn. Mr. Porter presented the road maintenance agreement approved by attorney Replansky, new maps showing King Road and current date on applications. The road surface had been verified to be up to standard and could accommodate emergency vehicles.

No Department of Health was required. 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 favor.

Terry made a motion to grant preliminary and final approval for the 3-lot subdivision 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

Chairman Porter advised Mr. Porter to ask Attorney Replansky where to file the Road maintenance agreement.

Ck. # 5189 for \$150 and Ck. # 5190 for \$100 were received.

Karen Hull of Snyderville Rd. appeared seeking information for a two lot subdivision. The current residence is on three acres of land and the balance of over 80 acres is on the other side of the road. Ms. Hull requested the GPB waive the need for Perc tests and Health Department approval as the road naturally separates the property. She commented that the 80 acres is very wooded and there are swampy and wet areas. She commented that she was not going to sell the parcel and was not going to build on it.

Phil commented that GPB prefers all parcels to be Board of Health approved to protect any future buyer, and perc tests guarantee the land they buy can become a building site. GPB should not set a precedent in this or any other case. Terry commented, there had been other

large parcels which did not perc. Both Terry and Phil commented that Ms. Hull should consult with a qualified excavator and in most cases they will find the best location for the two deep holes. The perc tests can be done anywhere on the property. The planning boards requirement for Department of Health approval was not waived.

Greg Salsbury of 1845 Jackson Corners Rd. appeared seeking approval to create a Bed and Breakfast on his property in a RA-2 zone. Since all the accommodations will not be housed in the dwelling, two rooms would be put in the barn, he is seeking a variance on Article 5.5-B. The previous owner had connected the sewer and septic to the barn.

Chairman Porter commented that since the barn and dwelling are not connected and there is not enough property to make a multiple dwelling, he is making a motion to deny the application. Phil 2nd. All were in favor. Mr. Salsbury was referred to the ZBA.

Dan Russell appeared on behalf of Karl Krauss Industries LLC, Route 82 and Doodletown Rd, with a conservation density 4-lot subdivision Re: Article 4.11, on tax parcel #196.00-01-05, lot #1 – 140.97 acres, lot #2 -7 acres, lot #3 – 7 acres, lot # 4 -7 acres. A deed restriction/ covenant of 60' right of way over tax parcel #195.00-01-76 provides access from Rte 82. While Karl Krauss Industries, LLC owns four separate tax parcels, the affected parcel contains a total of 161.97 acres and includes a deeded conservation easement. A copy of the Columbia Land Conservancy agreement was submitted. A Home Owners' Association will be created and a road maintenance agreement must be provided. Mr. Russell showed maps of the entire property including abutting neighbors. Maps indicated the building sites and roadway, with turn outs for Emergency vehicles and other traffic.

Chairman Porter commented that plans must be reviewed with Town Attorney Replansky, Town Engineer Morris Associates to determine the amount of Escrow needed. Town Highway consulted so road meets NY Fire code. Department of Health approval will be required on the two parcels that do not have existing dwellings.

Meeting minutes from July 2013 were read. Terry made a motion to accept. Bruce 2nd. All were in favor.

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

Respectfully submitted,

Anne Fecci