

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

ACCEPTED
May 20, 2013

Attending: Chairman Terry Porter, Bruce Humphries, Ira Levy, Brian Arico, Phil Peeples, Frazer Patterson
Assorted Public

Chairman Porter called the Gallatin Planning Board May 2013 meeting to order at 7pm.

Terry opened the Public Hearing for the Pond Lily Event Barn tax parcel #194-1-11.2. The FCID was approved by the Town Board on April 11, 2013. Town of Gallatin, Local Law #1 2013, for Pond Lily Inc., was adopted and filed with NYS on May 3, 2013 (attached).

Jason Shaw of Whiteman, Osterman & Hanna and James Clarke Laberge, appeared on their behalf.

Mr. Laberge advised the GPB that, Taconic Fire Chief Calahan, had been to the property May 20th, and they were coordinating where the Dry Hydrant would best be located. The property had been walked, and it was determined that the dry hydrant will draw off the large pond. This will serve the Event Barn, the owner's residence and the caretaker's residence. The fire lane will circle around the Event Barn, the residence and the shed which will be used by caterers. Maps and pictures showing the layout of all the buildings, tent area and parking area for 150 vehicles were reviewed.

Chairman Porter advised both parties, that Supervisor Garrick was concerned about parking on the road and blocking the Fire lane. Terry commented that "no on street parking allowed" be shown on the site plan. Terry asked about the lighting on the site. Attorney Shaw responded that it is stand alone lighting, to illuminate the Event Barn, Walkways and Paths. They have a hard wired generator what will be used if needed. There is emergency lighting that is up to NYS existing code. Inspector Weaver has also been to the site. Terry would like to see a map of where the Dry Hydrant will be. He commented that the site plans will go to Columbia County Planning Board for review May 21st, 2013. Terry also commented that a long form of Environmental Assessment form was completed by the Gallatin Town Board. 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. Phil 2nd. All were in favor.

Terry made a motion to grant site plan approval for assessor use of the Barn, with the contingent that "No on Street Parking Allowed" and location of Dry Hydrant are shown on site plan and approval is granted by Columbia County Planning Board. Bruce 2nd. All were in agreement.

Roll call vote:

Terry Porter aye
Bruce Humphries aye
Phil Peeples aye
Ira Levy aye
Brian Arico aye

Cliff Blackburn and his grandson Mike Porter appeared before the Board to pick up where they left off with the 3 lot subdivision on King Road, started in 2009. Conditional approval had been granted and the maps had not been signed, until Attorney Replansky advised GPB, he was comfortable that King Road was a Public Road.

Mr. Blackburn wants to give each of the family, their own parcel. Maps were shown with the location of the houses on the lots.

Terry read a letter of Warren's requests. "Since all parcels don't front on Public Road, must be declared an Open Development." One parcel appears landlocked. Ingress and egress for all lots must be allowed. Notation on map that shows King Road is a Public road. A Road maintenance agreement with easement shown on all deeds, from King Road to the County line in Milan.

Brian commented that he had his logging truck up there and King road is wide enough for emergency vehicles. Mr. Blackburn commented that there are 911 signs and mail is delivered to addresses on the homes. The road is maintained and covered with oiled stone, and kept plowed. Cliff asked "what is an open development?" Terry believes this is done in cases of landlocked parcels. Terry advised Mr Blackburn to speak with Mr. Osofsky and Steve Patterson and have his attorney contact the Planning Board to declare site an Open Development . Terry also wants the maps noted in bold that King Road in Dutchess County is a public road.

The DRAFT minutes from April 2013 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 8:30pm. Bruce 2nd. All were in agreement.

Respectfully submitted,

Anne Fecci