

Gallatin Planning Board
667 Route 7 Gallatin NY 12567
Meeting Minutes

ACCEPTED

September 23, 2013

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

Absent: Brian Arico, Anne Fecci

Chairman Porter called the September 23, 2013 GPB meeting to order at 7:05pm

Terry opened the Public Hearing for Jim Pultz, 153 Near Road, for Site Plan Review and Special Permit to erect a free standing solar panel array on tax parcel 211.2-31 located in LDR-3 Zone. George Steckler appeared on Mr. Pultz's behalf after Mr. Pultz emailed Chairman Porter that Mr. Steckler could act on his behalf. Mr. Pultz proposes to erect a free standing solar panel array, approximately 24' X 43', located 25 ft. from the northern side property line. The Gallatin Zoning Law requires a 50 ft. set back for a side property line. Terry asked for public comment and there was none. Terry made a motion to close the public hearing. Bruce 2nd. All were in favor. Terry made a motion to deny the Special Permit as the setback requirement was not met and to refer the matter to the ZBA for an area variance. Phil 2nd. All were in agreement.

Roll call vote:

Terry Porter - aye

Bruce Humphries - aye

Ira Levy - aye

Phil Peeples - aye

Terry will write a letter to the ZBA notifying them of the decision.

Jose Marinez and a colleague of ASA Networks appeared with a proposal to collocate at the Wilmer Hill Wireless Communications Facility. ASA proposes to move the ASA broadband antennae from the roof of the Town Hall to a location on new Tower at approximately 80' above the ground with an electrical panel box located within the existing equipment fence at the Wilmer Hill Site. All utilities will be run underground. ASA submitted a Scope of Work for the Build-out as well as a plan showing the location of the electrical panel within the equipment fence. They also provided photographs of a similar electric panel installation for the Board's information. Terry made a motion to approve the collocation as described. Ira 2nd. All were in favor.

Ted Ansbacher of 321 Benton Road appeared with plans to purchase a neighboring land locked parcel of land. He expected that a lot line adjustment would be needed. But the Board explained that to it appeared that he wanted to combine the parcel with his existing lot and that this must

be handled through the Tax Assessor. Mr. Ansbacher was referred to Tax Assessor, Rene Deleeuw, to complete the combination of parcels.

Greg Salsbury of 1845 Jackson Corners Rd. made a subsequent appearance after appearing seeking approval to create a Bed & Breakfast on his property in a RA-2 zone at the August meeting where the application was denied. He has decided to abandon the notion of the Bed & Breakfast, but wants to build out the Accessory Dwelling in the second level of the barn. The previous owner, Edward Burden, received Special Permit on June 26, 2006, for the accessory dwelling. A copy of the Planning Board's minutes indicating the approval was given to Mr. Salsbury to present to Drew Weaver on applying for a Building Permit for the Accessory Dwelling build out.

Plans T-1, C-1 through C-6 & E-1 through E-3, dated 9/11/13, submitted by Verizon Wireless for collocation at the Ten Neighbor's Road Wireless Communications Facility were presented by Chairman Porter to the Board for acceptance as a matter of record. Based on legislation within the Middle Class Tax Relief and Job Creation Act of 2012, Section 6409, the Board considers this installation to not substantially change the physical dimensions of the tower or base station as the facility was always planned to have multiple tenants. Bruce made a motion to accept the plans into record. Phil 2nd. All were in favor.

Terry presented information regarding up coming opportunities for continuing education emphasizing the need for the required 4 hours before the end of the year.

Meeting minutes from August 2013 were read. Terry made a motion to accept with a spelling correction. Phil 2nd. All were in favor.

With no other business to discuss, Phil made a motion to adjourn at 8:10pm. Terry 2nd. All were in favor.

Respectfully submitted,

Terry Porter, Chair