

Gallatin Planning Board
667 Route 7, Gallatin NY
Meeting Minutes

ACCEPTED

April 23, 2012

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

Chairman Porter called the GPB April 2012 meeting to order at 7pm.

Dan Russell, representing Joseph Frank's 4 lot sub-division on Mill Hill Rd, appeared before the Board. He presented maps showing the deep hole perc tests, and septic locations which may be moved to a better location, road pull off's and turn around for safety vehicles were noted on the map and a road maintenance agreement with a 60' right of way for the private road was received. Lots B and C own the portion of the private road their lot sits on and Lots A and D would have an easement and part of the road maintenance agreement for the private road. The map showed the location of a proposed 120' diameter Cul-De-Sac at the end of the private road. In order to position the Cul-De-Sac at a more level location, Mr. Russell proposes to move the Cul-De-Sac back to the west to a more level location and to extend the private road, past the Cul-De-Sac, in order to provide the 200' of road frontage required for lot D.. The Board commented that the private road could extend beyond the Cul-De-Sac.

Terry had been in touch with David Boice, the Fire Chief in Ancram, to discuss the possibility of requesting a pond with a dry hydrant be built on the property for fire department use. Mr. Boice was not sure if the Planning Board could require the pond, but agreed that it would be desirable. Mr. Boice suggested that as an alternative, there could be a deed restriction requiring any swimming pools on the properties to be equipped with dry hydrants. Chairman Porter will ask Attorney Replansky if the Planning Board has the authority to require the building of a pond for fire department use.

Mr. Russell was advised that the deed to property, letter of authorization from Mr. Frank, noting on the map of no further sub-divisions on the property and road maintenance agreement and easements before approval is granted.

Terry opened the Public Hearing for a lot line adjustment, on Larry Brody's property 119 Ten Neighbors Road in order to meet the 300 foot fall down requirement where the proposed wireless communications facility will be located. This is a private road off the Taconic State Parkway tax parcel #211.-1-15. Mr. Brody proposes to convey 4.41 acres from his 54.41 lot and combine it to the 13.08 parcel which will increase that parcel to 17.59 acres. All the land is in D E C forest preserve and protected for 10 years with renewal every year. This will not create a new parcel. All paperwork appeared in order. Terry asked for Public Comment. There was no Public Comment. Terry made a motion to close the Public Hearing. Ira 2nd. All were in favor.

Ck. #306 for \$100 was received for application fee for lot line adjustment.

Chairman Porter said Mr. Brody does not want to proceed with the Lot Line adjustment if the wireless Communications Facility is not approved, so no vote will taken until approval for Cell Tower is granted.

Chris Ciolfi distributed application binders including all revisions requested at the March meeting for the Proposed Wireless Communications Facility at 119 Ten Neighbors Road. He commented that the total height of the Tower is 150' which includes the antennae. If emergency service wants to go on tower, they will need to apply to the Town of Gallatin for a variance. Terry asked when the Storm Water Prevention plan would be done. He advised Mr. Ciolfi that Attorney Replansky said, "No approval until that is in place and approved". Mr. Ciolfi asked GPB to waive that condition. He suggested to make a condition that Storm Water Prevention plan be in place and approved by Morris associates, before Building permit is issued.

Terry advised that Attorney Replansky wants all language to correspond with his language about Bond. He wants to change 30 days to 90 days and certified notice sent to supervisor of Gallatin. Warren wants the Tower removal Bond with that language in it.

Terry distributed Resolution Approving Special Permit and Site Plan Application of Mariner Tower 11 L.L.C to the Board and read it word by word as the Board followed along. (Attached)

Page one was corrected to add # 119 to address at Ten Neighbors Road. Owner of tax parcel #211.1-15 was amended from Larry Brody to S. Laurence Brody.

Page 3, #1 was corrected to read "antennae"

Page 4, #4 was corrected to read, "A memorandum of lease" instead of "Leased Agreement" The last sentence "Final approval of the lease must be given by the Attorney to the Town before the building Permits are issued for the facility." was omitted.

#7, "Excluding snow and ice removal" was added

#8 after locking gates to be provided "by combination locks", was inserted

Page 5 #11. The last sentence after Morris Associates was altered to read, "Prior to the issuance of building permit.

Page 6, Correction of Town Clerk's name to Lisa DeLeeuw.

Terry made a motion to pass the Resolution as amended and to grant Special Permit and Site Plan approval with the conditions included in the Resolution and to approve the lot line adjustment on Mr. Brody's properties answering all questions on Part 2 of the short form EAF in the negative.

Bruce 2nd. All were in favor.

Roll Call vote:

Terry Porter aye

Bruce Humphries aye

Ira Levy aye

Phil Peeples aye

Terry will amend the Resolution and pass it on to Lisa DeLeeuw for signature.

Chris Ciolfi distributed an application and packet for a proposed Public Utility / Telecommunications Facility Special Permit and Site Plan Approval and Sketch Plan review. The proposed site is on Wilmer

Hill Road, Tax parcel 201 Block 1 lot 1.100 on Douglas J. and Karen M. Ingram. The packet contained the application for Special Permit and Site Plan approval, project overview and applicant information, site justification and radio frequency data and supporting documentation. Included also was a list of adjoining property owners and tax parcel #'s. A letter of authorization from the landowners to GPB Chairman Porter was with the documentation.

The Board was asked to review the packet before the next meeting.

Terry distributed registration forms for Land Use Training on revised SEQRA Environmental Assessment Form, being held on May 10, 2012 at C.G.C.C 6pm-8pm. All Board members are planning to attend and Terry will fax the registration back to the Columbia County Planning Board.

Meeting minutes from March were read. Terry made a motion to accept as amended. Bruce 2nd. All were in favor.

Since a Holiday will fall on Next GPB regular meeting date of May 28, it was agreed to meet on May 21, 2012 if the Town Hall is available. Clerk will call Lisa for approval.

With no further business, Terry made a motion to adjourn at 9:25pm. Phil 2nd. All were in agreement.

Respectfully submitted,
Anne Fecci

