

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

ACCEPTED  
April 28<sup>th</sup>, 2014

Attending: Chairman Terry Porter, Bruce Humphries, Ira Levy, Brian Arico, Councilman Fraser Patterson, Assorted Public

Absent: Philip Peeples.

Chairman Porter called the GPB April 2014 meeting to order at 7pm.

John and Linda Cross, 124 Benton Road, appeared before the Board, seeking sketch plan review for a lot line adjustment, between their property and Will Stanley of 64 Benton Road.

The Stanley property, tax code#182.-2-56.112 with 30 acres, proposes to convey 15 acres to the Cross property, tax code#182.-2-7, increasing the 53 acres to 68 acres. No new lots or buildings, are proposed Mr. Cross presented an application, maps of the two properties and survey. All paper work appeared in order. Chairman Porter made a motion to grant sketch plan approval. Bruce 2<sup>nd</sup>. All were in favor. Ck.# 1807 \$25 was received.

Dan Russell and Nicholas Vamvas, appeared before the Board, on behalf of the Karl Kraus Conservation Density Subdivision on State Route 82. They distributed maps and a packet (attached), in response to Town Engineer Paul McCreary (Morris Assocs.), March 24, 2014 letter regarding review of the subdivision.

Doodletown Road is not to be used as an access road. Terry suggested that a gate be put up. Dan believes a gate is there now, but will make sure. Bruce commented map should clearly show it is not an access road.

1. The proposed house under construction on parcel 1 is within the ridgeline protection overlay district, and was granted site plan approval in February 2012 by the GPB (letter to Drew Weaver confirming attached). The proposed house sites for parcels 2 and 3, and the existing house on parcel 4 are not in ridgeline protection overlay district.
2. Road grading, bump outs and turnarounds noted on map.
3. L1 – L15 shared driveway is 60' wide. Lots 1, 2, 3, 4. Are private driveways 30' wide, with private easement for turn around.
4. Parcel 3 becomes a little larger because of stone wall.

Q. Brian asked about the streams on the property. He asked if D E C had been up to inspect the streams?

A. Nicholas commented that they did not think that D E C was interested in a 4 lot sub-division. All stream crossings are existing.

Dan asked that Gallatin Planning Board be the lead agency.  
All new requests will be noted on the maps.

Terry advised them to get the road maintenance agreement to town Attorney Replansky.

He said there are different percentages with the parcels for road maintenance agreement. Originally GPB thought the responsibility should be shared equally, but after other opinions and discussion, they have altered their thoughts.

Terry made a motion that application is complete. Bruce 2<sup>nd</sup>. All were in agreement. Public hearing will be scheduled for GPB next meeting May 19<sup>th</sup>, 2014

Terry commented to the Board that there had been an article in the Register Star about Harmony Farms becoming a rescue haven for Horses.

February Draft minutes were held over until Phil Peeples returns.

March Draft minutes were read and Bruce made a motion to accept. Ira 2<sup>nd</sup>. All were in favor.

Board held a discussion on how they can best serve the Planning Board, Public, follow Zoning regulations, and insure rules are being followed.

With no further business Terry made a motion to adjourn the meeting at 8:40pm. Brian 2<sup>nd</sup>. All were in favor.

Respectfully submitted,

Anne Fecci

