

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

ACCEPTED
April 23, 2018

Attending: Chairman Terry Porter, Larry Brody, Bruce Humphries, Brian Arico, Alternate Richard Veith, Councilman Fraser Patterson, Lam Trang, Preston Porter and members of the public

Absent: Phil Peeples,

Chairman Porter called the April 2018 GPB meeting to order at 7:05pm.

Chairman Porter opened a Public Hearing for Site Plan Review & Special Permit Application for a Private Garage of more than 1150 Sq. Ft. for Mr. Lam Trang, 160 County Route 11, Pine Plains, NY 12567, tax parcel 212.-1-2 in Zone RA-2. The proposed garage will house Mr. Trang's personal property. Mr. Trang appeared before the Board and presented site plan and building plans of the proposed garage, Special Permit application, EAF short form with Part 1 completed and a copy of his deed. Notices of the public hearing were sent more than 10 days prior to the hearing via Certified Mail to all neighboring property owners within 200 ft. of Mr. Trang's property with receipts for the mailings included in the file. The application had been referred to Columbia County Planning Board according to New York State General Municipal Law 239-l & 239-m and a letter dated April 17, 2018, from CCPB indicates that the proposed action has no significant county-wide or intercommunity impacts associated with it. The site plan shows the proposed location of the 4500 sq. ft. garage being located 50 ft. from the south property line, 100 ft. from the rear (east) property line and more than 75 ft. from the center line of County Route 11 at the front (west). The property slopes from Route 11 to the rear of the property and doors are proposed on the front with a lower level entrance at the rear of the building. There is a non-protected stream on the neighbors' property along the rear of Mr. Trang's property and it is prone to occasionally flood, 50 ft. or so into Mr. Trang's property. The proposed location meets the setback and lot coverage requirements of the Gallatin Zoning Law. The proposed location of the building is well outside the area of the property that occasionally floods. Chairman Porter & Bruce Humphries had visited the site and feel that the proposed location offers the best location on the site to screen the view from the neighbors' property, owned by Curtis Lewis & Pamela Jaber, of Mr. Trang's activities on his property. The proposed building will provide a place for Mr. Trang to house several personal vehicles and storage containers making the property more tidy. Chairman Porter suggested that evergreen trees be planted in the southeast corner of the property to screen the rear doors on the proposed building. Brian Arico suggested that the evergreen screening should continue along side yard in the 50 ft. set back to avoid equipment being stored along the neighbors' driveway. Mr. Trang was directed to provide evergreen screening along the south set back & at the rear of the proposed building and the screening was indicated on the site plan. Mr. Trang was informed that the screening will be a condition of issuance of a Certificate of Occupancy for the proposed garage.

Chairman Porter asked for public comment. Tom Garrick spoke highly of his neighbor, Mr. Trang. There was no other public comment.

Chairman Porter made a motion to close the Public Hearing. Larry Brody 2nd. All were in favor.

Chairman Porter made a motion to answer all question on Part 2 of the EAF in the negative and to grant Site Plan approval and Special Permit. Bruce Humphries 2nd.

Roll call vote:

Terry Aye

Larry Aye

Bruce Aye

Brian Aye

Chairman Porter made a motion that the Site Plan Review fee be waived. Larry Brody 2nd. All were in favor.

Mr. Trang submitted a check in the amount of \$150.00 for the Special Permit application fee and a check in the amount of \$40.80 to cover the advertising and certified mailing costs.

Chairman Porter will let Jake Exline, Building Inspector & ZEO, know that the Special Permit was granted.

Preston Porter appeared before the Board asking the Board's help to determine if he needed to subdivide his mother's property to build a second primary residence on the property. The property located at 43 King Road, Red Hook, NY 12571, tax parcel 211.-1-85.112, located in RA-3 Zone, is approximately 12.3 acres and is in an open development established in 2013 by the Town Board. The property is accessed via King Road over a private driveway with a road maintenance agreement and was determined in 2013 to be accessible by emergency vehicles. The Gallatin Zoning Law allows for two primary dwellings on one parcel without subdivision approval if the property meets the requirements of being subdivided for setbacks & frontage according to the Zoning Law. The Board feels that if the driveway for the proposed second dwelling is located to the west of the existing dwelling on the property, that the property can be legally subdivided. It is suggested that Zoning Enforcement Officer, Jake Exline, visit the site to ensure that the private driveway is being maintained and still provides adequate access by emergency vehicles.

Draft minutes from the February 26, 2018 and March 26, 2018, meeting were reviewed.

Larry made a motion to accept the minutes as written, Bruce 2nd. All were in favor.

Terry mentioned that he had heard from Phil Peeples. Phil indicated that it was becoming more difficult for him to make the meetings and that we might want to start considering a replacement.

It was noted that the May meeting date for the Planning Board falls on Memorial Day. As long as the Town Hall is available, the May meeting will be held on May 21, 2018. Terry will check with Lisa to verify that the Town Hall is available on that date and will let the Board know if there is any conflict.

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

Respectfully submitted,

Terry Porter, Chairman