

Gallatin Planning Board
Route 7, Gallatin NY
Meeting Minutes

DRAFT

August 22, 2011

Attending: Chairman Terry Porter, Tom Garrick, Phil Peeples

Absent: Larry Brody, Bruce Humphries

Terry called the August 2011 Gallatin Planning Board Meeting to order at 7pm. He opened the Public Hearing for Steven Bogdanffy of Feather Ridge farms, seeking approval of a Special Permit to install solar panels at Feather Ridge Farms. Terry advised he had notified all neighbors by certified mail.

Steven Bogdanffy Jr., showed a map of the Farm property, tax code #193.-2-46, where the solar panels would be located, and advised the 100' X 300' area field providing 130kw would help to supply power for the farm. There is a possibility that the area may go to 120' if necessary. The 130kw would supply approximately 2/3 power and there would be 14 panels, and if the grant provides for 230kw, 7 more panels would be necessary. The panels are approximately 40' X 32', and 4'H. The location is all treed so they will not be seen from Snyderville Rd.

Terry asked for Public Comment.

Karen Hull asked to see where the solar panels would be located. She was shown the location on the map. Ms. Hull commented "if the woods are clear cut, she may see the panels". Mr. Bogdanffy responded, "No clear cut on this project" Ms. Hull asked "if the panels move". Mr. Bogdanffy responded "no".

There was no further Public Comment.

Terry made a motion to close the Public Hearing. Tom 2nd. All were in favor. Terry made a motion to grant approval for Special Permit. Phil 2nd. All were in favor.

Roll Call vote.

Terry Porter aye

Tom Garrick aye

Phil Peeples aye

Terry advised Mr. Bogdanffy, he would notify Building Inspector Weaver of the approval for the Special Permit.

Terry opened the Public Hearing for Jessie Muller, Battrick Farm Rd., seeking a Special Permit for an accessory dwelling. Tax Parcel # 210.00-1-08 with 5.63 acres, is owned by Susan and Daniel O'Hanlon. There is a dwelling on the parcel now, which lies in a 3 acre zoning. Mr. Muller and the O'Hanlon's son, propose to erect a 900 sq. foot accessory dwelling on the same parcel. Mr. Muller advised the Board the building will be approximately 24' X 37', have its own septic and well. Mr. Muller showed a map of the property and approximate location for the accessory building. Mr. Muller also presented a letter from the O'Hanlons, giving permission for him to act on their behalf. Though he had measured for setbacks from the center of the road, he was not sure if his measurements were accurate enough.

Terry advised the Board that he had been to the site, did measurements and there was ample room for the setbacks, but that he was concerned about the sanitary and water. Mr. Muller showed a sketch of the building he proposes to build and was advised that there could not be a 2nd. Floor or any space other than a minimum of 400sq. ft. or a maximum of 900 sq. ft. Tom read the zoning law on accessory buildings. Terry also commented that septic and well, driveway permit and Board of Health approval would be necessary before approval could be granted.

Terry also noted that there appeared to be too many unregistered vehicles on the property, which is against Gallatin's zoning laws of only 2.

Mr. and Mrs. Robertson, neighbors of the property told the GPB that the O'Hanlon property is not well maintained. There is lots of trash and household waste strewed on the grounds. Other neighbors along with themselves would like to see this cleaned up as it de-values their property. The Public Hearing will be adjourned until perc tests are completed, Board of Health approval has been granted and driveway permit is received and unregistered vehicles have been removed from the property.

Dave Byrne of Hudson Valley Clean Energy appeared before the GPB. He was representing Robert Stevens, 917 CR 2, tax parcel #202.-1-59.110, who proposes to install 10kw of 11 ½ kW hours, Solar electric system. Mr. Byrne presented a letter of authorization from Mr. Stevens, a completed application for Special Permit, a list of adjoining property owners and detailed site plan showing the photovoltaic Solar Electric. The installation takes about 9 to 11 working days and they are on a short time frame in order to obtain a grant. All paper work appeared in order. Terry made a motion to set up a Public Hearing for the September 26, 2011 GPB meeting. Tom 2nd. All were in favor.

Since some of the Board was absent, Terry held off the reading of the July 2011 minutes until the September meeting. Tom 2nd All were in favor.

Terry made a motion to close at 8:15pm. Phil 2nd. All were in favor.

Respectfully submitted,

Anne Fecci