

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

Accepted
December 16th, 2013

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

Chairman Porter called the December 2013 GPB meeting to order at 7pm. Dan Russell along with Attorney George Rodenhausen representing Karl Krauss Industries, LLC, appeared. This is the Malcolm Gladwell proposed Conservation Density Subdivision on Route 82/Doodletown Rd that was reviewed in August. Chairman Porter distributed emails to the GPB, from Town Attorney Replansky (attached), and Town Engineer Paul McCreary of Morris Associates (attached), regarding their review of the application and sketch plan of the project.

Attorney Replansky requested full sized copies of the maps in order to review adequately. In addition to advising the GPB to conduct a SEQRA review and full EAF using the current forms to establishing the lead agency, he had 5 issues as follows:

1. Need for Open Development Area approval from Town Board for Private Road.
2. Road maintenance agreement.
3. Storm water and drainage management.
4. Open space and agricultural soils protection
5. The Planning Board will be applying the criteria and following the protocol in Section 5.11 of the Zoning law and subdivision regulation. Warren suggested retaining the services of Bonnie Franzon to assist in review of the application and Paul McCreary for the SEQRA review process.

Paul McCreary of Morris Associates responded after his initial review of the application:

1. The parcels are in RA-2 zone district of steep slopes 1 category map and RPOD (Ridgeline protection overlay district) and slopes are greater than 20%. This should be indicated on the map and applicant demonstrates how their proposal meets the intent of the RPOD.
2. Review of NYSDEC mapping indicates that there are no NYSDEC wetlands on the properties. National Wetlands Inventory Mapper indicates that there are or may be federally regulated wetlands on the parcels. All possible wetlands should be indicated on the maps provided by applicant.
3. The very long driveway brings up several issues, town Code indicates this should be a private roadway and meet the NYS fire code. The residential driveways will also need to meet code and a roadway maintenance agreement will be required at the least.
4. The access/egress to Doodletown Rd in the Town of Ancram is not shown on the map. This should be shown on the map or it should be eliminated.
5. The Applicant should demonstrate how they have met the criteria and intent of a conservation density subdivision per Gallatin's code.
6. There is a stream along the proposed travel way from NY Rte 82. NYSDEC mapping shows that to be a C(TS) stream. That will need to be evaluated to protect that stream or obtain the appropriate permits.
7. Given the above, it seems likely the applicant will need to prepare a Storm water Pollution prevention plan. The necessity of either a basic SWPPP or full SWPPP, thus creating other

potential drainage issues , such as culverts under travel ways and existing drainage being directed toward proposed buildings and on-site septic area.

8. Applicant needs to complete the updated SEAF, if application submitted after Oct. 7, 2013. Paul believes a good deal of additional information must be provided.

Mr. Russell provided large maps indicating the proposed subdivision and with a lot line adjustment, 3 lots will become 4 lots. He presented BOH letters for proposed parcels 2 and 3 . Parcels 1 & 4 have existing septic systems in place. Tax parcel 196.00-01-05 lot #1 has 140.97 acres, Lot #2, Lot #3 and lot #4 each with 7 acres. A deed restriction/covenant of 60' right of way, over tax parcel #195.00-01-76 provides access from RTE 82.

Chairman Porter commented that Road maintenance agreement must be approved by Attorney Replansky. He will speak to Warren to see if a full Environmental assessment is needed. He will also notify the Town of Ancram regarding what is proposed although the parcel in Ancram is not changing. Terry made a motion to confirm this as a minor subdivision. Phil 2nd. All were in favor. Terry made a motion to grant sketch plan approval for a lot line adjustment and conservation lot line subdivision. Bruce 2nd. All were in favor. Applicant was advised to show the 4 deep hole from perc test on map. Ck. #23484 for \$25 was received.

The meeting minutes from the GPB November 25, 2013 were read. Terry made a motion to accept them. Phil 2nd. All were in agreement.

With no other business to conduct, Terry made a motion to adjourn at 8:15pm. Bruce 2nd. All were in agreement.

Respectfully submitted,

Anne Fecci

