

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

ACCEPTED  
December 15<sup>th</sup>, 2014

Attending: Chairman Terry Porter, Bruce Humphries, Phil Peeples, Councilman Paterson  
Absent: Brian Arico, Ira Levy

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

Terry introduced Jasmit Rangr, the architect for the Julia Haley-Michael Malafronte property on Route 7. Mr. Rangr appeared seeking Special Permit and Site Plan Review application for an Accessory Dwelling. Mr. Rangr presented maps of the property, Tax parcel #212.-01.23.1, showing where the Accessory Dwelling would be located.

The dwelling will be a 900 sq. ft., two (2) bedroom, two (2) bath guest house, which requires a Special Permit. Since the dwelling is close to the Roe-Jan, the GPB advised Mr. Rangr that the requirements for the septic location should be verified with the Columbia County Dept. of Health and that the location of the septic should be on the final site plan. The map also showed the main building, which is a two (2) story structure with eight (8) bedrooms, a basement and will have its own septic.

Another smaller accessory structure is shown on the site plan as well.

Chairman Porter assisted Mr. Rangr in obtaining the names & addresses of neighboring property owners within 200 feet of the parcel in question and notified Mr. Rangr that he needed to notify all of them, by certified mail at least 10 days before our next meeting on Jan. 26, 2015. Mr. Rangr will bring the returned receipts to the meeting to verify that the notices were sent. Chairman Porter noted that the completed application must be received no later than January 12, 2015, in order to schedule the Public Hearing for our January 26, 2015 meeting.

The DRAFT minutes were read and it was pointed out that Councilman Paterson's name should be corrected. Bruce made a motion to accept. Terry 2<sup>nd</sup>. All were in favor.

Terry advised that discussion on the proposed revise fee schedule would be held over until January 2015, when all Board members would be present.

Terry made a motion to adjourn at 8pm. Phil 2<sup>nd</sup>. All were in agreement.

Respectfully submitted,  
Anne Fecci