

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

ACCEPTED  
February 24, 2014

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

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

Ray Wendover of Sky Acres Farm, 481 Route 7, presented a site plan for his Farm Market along with a verbal description, which was requested at the GPB January 2014 meeting. The site is located in an agricultural district. Chairman Porter made a motion to approve site plan. Phil 2<sup>nd</sup>. All were in approval. Terry will send a letter to ZEO Drew Weaver regarding site plan approval.

Michael Moran of MJM Furniture, 292 Near Rd. presented maps and plans for Special Use permit on his proposed woodworking shop and a Barn on his property which is split by the road, across from his house. Tax code #211.-1-27 lies in a RA2 and LDR3 zone. Mr. Moran explained the old barn can't be rehabilitated, so he will build a 2000 square foot, 2 story factory barn built into the hill, where the old one sits. Mr. Moran had appeared before GPB previously, to make sure all paper work was in order. Terry commented his biggest concern was noise to neighbors. Mr. Moran advised he was going to sound proof the building as much as possible. He has dust collectors and single phase machines which may run only 4 hours. The kiln is run by solar. All paper work appeared in order. Terry made a motion to grant site plan approval and Special Use Permits for his home occupation wood furniture business and schedule Public Hearing at GPB March Meeting. Bruce 2<sup>nd</sup>. All were in favor.

Dan Russell and Nicholas Vamvas , appeared before the Board on behalf of the Karl Krauss Conservation Density subdivision on State Route 82. Tax# 196.00-01-05 (161.97 acres), tax # 195.00-01-76 (125.19 acres) and #196.00-01-16 (11.04 acres) will be combined and subdivided to a total of 4 parcels. Parcel 1 will consist of approximately 277.2 acres and proposed parcels 2 through 4 will consist of approximately 7 acres each. There is a Conservation easement covering the four proposed parcels totaling 298.2. As per Article 4.2 of the Conservation Easement, a note has been added to the subdivision plan that reads, "**Future subdivision of the lots included herein is prohibited.**" The existing driveway will continue to serve 4 proposed/existing houses and will be brought up to Town Specifications, meeting all Fire codes. A private road Easement and Maintenance has been submitted to Town Attorney Replansky for review. Chairman Porter advised that the Board is waiting for the Open Development and Road Maintenance agreement is received in order to approve and proceed.

Chairman Porter distributed ASA Networks Site Build-out to install an antenna on the Cell Tower on Ten Neighbors Road. (attached) The layout a picture of the equipment and scope of the equipment was included. All paper work was in order and Terry made a motion to accept ASA as a co-locator on 10 Neighbors Rd. Phil 2<sup>nd</sup>. All were in favor.

January 2014 minutes were read. Bruce made a motion to accept. Phil 2<sup>nd</sup>. All were in agreement.

With no other business to discuss, Terry made a motion to adjourn the GPB meeting at 9pm. Bruce 2<sup>nd</sup>.  
All were in agreement.

Respectfully submitted,

Anne Fecci