

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

ACCEPTED
February 25, 2019

Attending: Chairman Terry Porter, Larry Brody, Bruce Humphries, Mike L. Porter, Councilman Fraser Patterson, Scott & Pam Hawver, Richard Sardo, Stefan Camaj, and guest, Harry Franklin

Absent: Phil Peebles

Chairman Porter called the February 2019 GPB meeting to order at 7:05pm.

Scott & Pam Hawver, 32 Near Road, appeared seeking advice from the GPB. They want to have a home business to operate a lawn mower (small engine) repair shop on their property. The Zoning Law makes no mention of small engine repair in the District Schedule of Use Regulations, but it seems that it would be allowed in an existing building on site as a Home Occupation. Initially, it would be an Exempt Home Occupation as per 5.17 with a sign less than 3 sq. ft. The Hawvers presented a sketch of a proposed sign that would be 2ft. X 1.5ft. Nothing is required at this time. If the business is successful, the Hawvers want to build a 600 sq. ft. barn/garage to house the business and additional unrelated storage. The Home Occupation would then be a Minor Home Occupation as per 5.17. with no Special Permit required.

Richard Sardo & Stefan Camaj appeared seeking a two-lot subdivision of Mr. Camaj's property at 175 Elsohn Road. The property exists in Zone RA-2 as 30.8 acres with a single family dwelling and accessory garage. Maps were presented showing the proposed subdivision retaining 15.467 acres with the dwelling and a new parcel of 15.326 acres. A stream crosses the property and steep slopes exist, all shown on the map. Minimum lot area can be provided according to Section 4.5 of the Zoning Law and minimum lot width and road frontage can be provided. Application, SEAF, copy of the deed and various maps supporting the application were submitted along with the map. The applicant was informed that the results of two deep hole perc test will need to be observed by the Columbia County Dept. of Health and locations shown on the map referenced to a letter from the Columbia County Department of Health indicating the type of septic system that the site will require. Proposed driveway curb cut should be indicated on the map and Driveway Permit is required from Gallatin's Highway Superintendent. Terry made a motion to grant sketch plan approval. Larry 2nd, all were in favor. Sketch Plan approval was granted and check #499 in the amount of \$50 was received. The applicant will let Terry know when they have the perc test and driveway permit done and a public hearing will be scheduled.

Draft minutes from the January 28, 2019, meeting were reviewed. Mike Porter should be identified as Mike L. Porter and attendees without business should be identified as guests in the list of "Attending:". Columbia County did not publish the NRI, but it was published for Columbia County. Wording will be changed to reflect.

Larry made a motion to accept the minutes with corrections.

Burce 2nd. All were in favor.

With no other business to discuss, Terry made a motion to adjourn at 7:45pm,

Larry 2nd All were in favor.

Respectfully submitted,

Terry Porter, Chairman