

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

ACCEPTED
January 28, 2019

Attending: Chairman Terry Porter, Larry Brody, Bruce Humphries, Phil Peeples, Mike L. Porter, Councilman Fraser Patterson, Darren Mosher, Gregg Salisbury, guests, Harry Franklin, Linda Heiss and Fred Zynaski

Chairman Porter called the January 2019 GPB meeting to order at 7:00pm.

Terry welcomed Mike Porter, our new member, to the Board.

Terry opened a Public Hearing for a lot line adjustment for Steven E. Pegalis on Hall Hill Road. Darren Mosher of Crawford & Associates Engineering, PC, appeared representing Mr. Pegalis. 2.5 acres are proposed to be taken from tax parcel 213.-1-2 and conveyed to tax parcel 213.-1-4.2 both under the ownership of Mr. Pegalis. No new lots are proposed by this action. Application, SEAF and deed were submitted. Terry could not find the letter from Mr. Pegalis authorizing Crawford & Associates Engineering, PC, to represent him in the matter. The Board reviewed the application and map. There was a discussion regarding the access road for parcel 213.-1-2 as this is not a Town Road. It was determined that the access road serves several other properties beyond the Pegalis property and that the lot line adjustment does not change the access. Terry asked for public comment. There was no public comment. Subsequently, an email was received from Dan Russell of Crawford & Associates Engineering, PC, with a copy attached of the letter from Mr. Pegalis authorizing Crawford & Associates Engineering, PC, to represent him in the matter.

Terry made a motion to close the public hearing, Larry 2nd

All were in favor

Terry made a motion to grant preliminary & final approval for the lot line adjustment and to answer all the questions in Part 2 of the SEAF in the negative, Larry 2nd

Roll call vote:

Terry - Aye

Larry - Aye

Bruce - Aye

Phil - Aye

Mike - Aye

Check for the application fee in the amount of \$50 was received.

Terry will follow up to collect the advertising fee of \$25.

Gregg Salisbury appeared at the meeting. Mr. Salisbury & his wife operate a Bed & Breakfast establishment at 1845 Jackson Corners Road. The ZBA issued a variance to allow one of the bedrooms for the B&B to not be within his dwelling. See section 5.5 D. of the Zoning Law. The Planning Board subsequently issued a Special Permit on July 28, 2015, to operate the B&B with this variance. Mr. Salisbury presented a proposal to build a “treehouse” structure as another bedroom outside the dwelling. He is finding that having the room in their house to rent out is problematic, so he wants to have this other separate room. The Planning Board does not see any problem with him building the “treehouse” as long as there is no kitchen and it meets the requirements for a building permit. He has a special permit for an accessory dwelling on the property and this building was allowed by the variance from the ZBA to be used as accommodation for the B & B as it is in very close proximity to the main dwelling. But before Mr. Salisbury uses the "treehouse" as a part of the B&B, the Planning Board recommends that he go back to the ZBA for a variance to have this second accommodation outside his dwelling. Terry will notify Jake Exline of the Planning Board's recommendation.

Larry informed the Board that Natural Resource Inventory (NRI) has been published for Columbia County. There will be upcoming presentations related to the NRI and a website set up so that the information is accessible. Larry spoke specifically of a forest linkage zone and migration corridor through the Town of Gallatin. The NRI is a very useful tool for the Planning Board as well as other governmental agencies in making decisions while considering the protection of our natural resources.

Terry brought to the Board's attention the upcoming New York Planning Federation Conference to be held in Bolton Landing, April 28-30, 2019. Registration forms were distributed. Terry noted that this is a great way to get our continuing education credits emphasizing the need for us all to get our credits this year. Members should let Terry know if they are interested in attending and whether or not they want to attend the full conference or just the Monday-only sessions. Terry will present to the Town Board to determine if the registration fees and cost of accommodations will be covered by the Town.

Harry Franklin asked if meetings have been set up for the upcoming review of the Comprehensive Plan and Zoning revision. Terry indicated that nothing has been set up as of now. But that when meetings are determined, as the meetings are public meetings, there will be notice of the meetings in the Columbia Paper. Harry suggested that they are also announced on the Gallatin website similar to the notice of the Town Board meetings where all on the notification list are notified via email. It was agreed that this is a good idea and Terry will follow up with Lisa to be sure this happens. Harry is concerned that Zoning revisions reflect the Comprehensive Plan. Larry pointed out that according to New York State Municipal Law, zoning must reflect the guidelines indicated by the Comprehensive Plan.

Draft minutes from the November 26, 2018 meeting were reviewed.

Larry made a motion to accept the minutes as written with a typo correction.

Phil 2nd. All were in favor.

With no other business to discuss, Terry made a motion to adjourn at 8:00pm,

Phil 2nd All were in favor.

Respectfully submitted,

Terry Porter, Chairman