

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

Accepted  
July 25, 2011

Attending: Acting Chairman Larry Brody, Tom Garrick, Bruce Humphries, Phil Peebles, Steve Sorman  
Absent: Terry Porter

As Terry was absent, Bruce made a motion for the Board to accept Larry as acting chair for this meeting. Tom 2<sup>nd</sup> the motion. All were in agreement.

Steve Bogdanffy and Steve Bogdanffy Jr., of Bogdanffy Rd, appeared before the Board, seeking approval of a Special Permit to install solar panels at Feather Ridge Farms, tax parcel # 193.-2-46. The Bogdanffy's propose to install a Photovoltaic system with ground coverage of about 100' X 300'. Depending on outcome of proposals, it would provide Feather Ridge Farm with 60% to 100% of electric consumption. The panels would be fixed ground mount racks, situated behind the main residence, which is all treed and hidden from view from all neighbors, except possibly their relatives, Jack and Betty Lasher.

The board reviewed the map and application and all seemed in order. Larry made a motion to deem the Special Permit application complete. Tom 2<sup>nd</sup>. All were in favor.

The Bogdanffy's were advised to contact Terry Porter to coordinate the notification of abutting neighbors by certified mail advising their intentions for solar panels, at least 10 days prior to a Public hearing at the GPB meeting August 22, 2011.

Robert Nedwick along with his surveyor, Philip Massero Jr., appeared before the Board, proposing a 2 lot subdivision on the property of Robert and Linda Nedwick of 325 Doodletown Rd., Tax Parcel # 196.00-01-02.2, with a total acreage of 8.975 in RA-2 zone.

Parcel #1 which has a house, will retain 5.461 acres and parcel #2 which has a shed on it, will receive 3.514 acres. There is enough road frontage. A Map of the property and application were shown. Board advised applicant he would need Board of Health approval for the new parcel, and Highway Department permits for both parcels. The location of the well, septic and driveway must be shown on the map. He was also asked to provide site distance for the road and driveway.

Larry made a motion to grant sketch plan approval. Bruce 2<sup>nd</sup>. All were in favor.  
Ck. #2091 for \$25. Was received.

The minutes from the June 2011 GPB meeting were read. Tom made a motion to accept as amended. Bruce 2<sup>nd</sup>. All were in favor.

Larry advised the Board he attended the July Town Board meeting and advised them the GPB needed more information on the 35% slope restrictions, proposed in the DRAFT Zoning Regulations. Larry

further stated to the Town Board that GPB needed help from Don Meltz in regard to create maps showing contours.

Larry advised the GPB that Supervisor Scheer had made a motion at the Town Board meeting, to approve some additional funds for Don Meltz. Larry advised the GPB that restrictions on slopes greater than 35% should be looked into.

Larry advised the GPB, that the Town Board is coordinating a joint meeting with all Boards in attendance, along with Bonnie Franson, to discuss the amendments to the zoning Regulations. The meeting would have to be held on a weekday night. The GPB would like to resolve all their questions on the Zoning Regulations, before it goes to a Public Hearing.

With no further business to discuss, Larry made a motion to adjourn at 8:10pm. Phil 2<sup>nd</sup>. All were in favor.

Respectfully submitted,

Anne Fecci