

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

ACCEPTED  
July 22, 2019

Attending: Chairman Terry Porter, Larry Brody, Bruce Humphries, Mike L. Porter, Kimberly Yambrick, and Doug Larson

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

Doug Larson appeared representing Ian Ross & Virginia Ashe for Site Plan Review and Special Permit application for an Accessory Dwelling for 119 County Route 7, Gallatin, NY 12567. The applicants are new owners of the property having recently purchased the property from Sloane Klevin. Mr. Larson presented plans to convert the existing garage to an accessory dwelling. The building meets all setback requirements as indicated on the site plan. The proposed plans indicate an area of 900 sq. ft. with 2 bedrooms, living area, kitchen & a bath. The plans show a mechanical area accessed from the exterior with the area of the mechanical room and a sleeping loft with both areas excluded from the area calculations. While the loft does not have enough headroom to be considered habitable space, the Board recommended that this area should be removed from the plans. The Board agrees that the mechanical room would not be counted in the area of the accessory dwelling as long as the access remains from the exterior. Mr. Larson was advised that Columbia County Department of Health approval must be obtained prior to approval by the Planning Board. Mr. Larson will get back to the Board to set up the public hearing after obtaining approval from the Dept. of Health.

Terry noted that following our June 24 meeting, a letter was received from the Columbia County Department of Health indicating the results of the deep hole perc test and the requirements for a septic system for the Camaj property. Terry met with Mr. Camaj on June 28, 2019, and signed Mr. Camaj's maps for his subdivision. Terry presented the map that was signed to verify to the Board that all required information was indicated on the map.

Draft minutes from the June 24, 2019, meeting were reviewed.

Terry made a motion to accept the minutes.

Larry 2<sup>nd</sup>. All were in favor.

With no other business to discuss, Terry made a motion to adjourn at 7:45pm,  
Bruce 2<sup>nd</sup> All were in favor.

Respectfully submitted,

Terry Porter, Chairman