

Gallatin Planning Board  
667 Route 7, Gallatin NY  
Meeting Minutes

ACCEPTED

June 27<sup>th</sup>, 2011

Attending: Chairman Terry Porter, Bruce Humphries, Tom Garrick, Larry Brody, Phil Peeples, Steve Sorman

Terry called the June 2011 GPB meeting to order at 7pm.

Jessie Muller, Battrick Farm Rd., appeared before the Board, seeking advice on attaining a Special Permit application for an accessory dwelling. Tax Parcel # 210.00-1-08 with 5.63 acres, is owned by Susan and Daniel O'Hanlon. There is a dwelling on the parcel now, which lies in a 3 acre zoning. Mr. Muller and the O'Hanlon's son, propose to erect a 900 sq. foot accessory building on the same parcel. Mr. Muller advised the Board the building will be approximately 24' X 37', have its own septic and well. Mr. Muller showed a map of the property and approximate location for the accessory building. Though he had measured for setbacks from the center of the road, he was not sure if his measurements were accurate enough, and thought he might need a variance for one or two feet. There is enough road frontage and in fact a small piece of property on the other side of the road. Larry advised Mr. Muller to ask Inspector Weaver to help him with the measurements and location of accessory building and setbacks. Mr. Muller was advised that the septic must be 100' away from any Well.

After review of the map and sketch plan, The Board advised Mr. Muller it might be best to consult the original surveyor of the map, for accurate dimensions and location for the building site. Board also advised Mr. Muller he would need for Special Permit:

A letter from Susan and Daniel O'Hanlon authorizing Mr. Muller to act on their behalf.

Board of Health approval for the septic.

Highway Dept. permit for driveway.

Plans and elevation of proposed accessory building.

Surveyed map showing building site, setbacks, Bd. Of Health approved septic, well, driveway permit.

Receipt of certified letters sent to all abutting neighbors advising of proposed building.

Terry distributed hard copies of the Draft for proposed zoning law and land subdivision for review. A long discussion on size and location of nursing homes, ridge line protection, sub-standard lots and time limits on grandfathering.

The Board decided more time was needed, devoted only to the review and agreed to meet on July 11, 2011, approved by Town Clerk Deleeuw. If approved, notice would be posted in Register Star newspaper and Town Hall Bulletin Board.

Meeting minutes from the May 23<sup>rd</sup>, 2011 GPB meeting were read. Terry made a motion to accept the minutes. Larry 2<sup>nd</sup>. All were in favor.

With no further business to discuss, Terry made a motion to adjourn at 8:45pm. Tom 2<sup>nd</sup>. All were in favor.

Respectfully submitted,

Anne Fecci