

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

ACCEPTED  
June 25, 2018

Attending: Chairman Terry Porter, Larry Brody, Bruce Humphries, Phil Peeples, Jennie Lordeman, Ed & Doreen Kishbaugh  
Absent: Brian Arico & Councilman Fraser Patterson

Chairman Porter called the June 2018 GPB meeting to order at 7:00pm.

Jennie Lordeman, 165 Sigler Road, appeared requesting a 2-lot subdivision of her property in RA-2 Zone. Ms. Lordeman's property is approximately 26.8 acres with 357 ft. of road frontage. The Gallatin Zoning Law requires 200 ft. of frontage per parcel. As there is not enough road frontage, Terry made a motion to deny the application. Phil 2<sup>nd</sup>. All were in favor. Ms. Lordeman's subdivision application was denied and she was referred to the ZBA for an area variance

Ed and Doreen Kishbaugh appeared requesting subdivision of their son's property at 33 Blackberry Hill Road. They live at 29 Blackberry Hill Road in an approved accessory dwelling on their son's 3 acre property in LDR-3 zone. Their son, James Kishbaugh, is selling the property. Mrs. Kishbaugh has a medical condition requiring her to stay in the area. The Kishbaughs would like to sub-divide a parcel to include the accessory dwelling to retain as their primary residence. The Planning Board could not approve the subdivision as it cannot conform to the Gallatin Zoning Law. Terry made a motion to deny the application. Bruce 2<sup>nd</sup>. Larry abstained and all others were in favor. The Kishbaughs were referred to the ZBA for a use variance to convert the accessory dwelling to a primary dwelling and an area variance as the lots cannot conform to the Zoning Law for lot area in LDR-3.

Draft minutes from the May 21, 2018 meeting were reviewed.  
Larry made a motion to accept the minutes as written, Bruce 2<sup>nd</sup>. All were in favor.

With no other business to discuss, Terry made a motion to adjourn at 7:55pm,  
Phil 2<sup>nd</sup>. All were in favor.

Respectfully submitted,

Terry Porter, Chairman