

Gallatin Planning Board
667 Route 7, Gallatin NY
Meeting Minutes

ACCEPTED

March 18th, 2013

Attending: Chairman Terry Porter, Bruce Humphries, Ira Levy, Brian Arico, Supervisor Tom Garrick

Absent: Phil Peebles

Chairman Porter called the March 2013 GPB meeting to order at 7pm.

Terry advised the Board that the FCID for the "Event Barn" on Pond Lily had not been completed yet, so there will be no Public Hearing set up until that is done.

Terry distributed a referral letter from the ZBA, regarding Suzanne Morris, 270 Hull Road, stop 15, seeking relief of zoning regulation 5.2-B #2. Ms. Morris wishes to build an accessory dwelling on an existing non-conforming lot of 1.6 acres, in which her mother could reside. There is a current garage there, which would be demolished for the new accessory dwelling/garage. Plans of the proposed dwelling and maps of the property were received (attached). The new building would be a detached 3 car garage, 924 sq. ft. the second floor would be the living area of 796 sq. ft. The living area would have 1 bedroom 12'8"X 11'0" with a full bathroom and closet in that area, living room /kitchen 11'10" X 18'4" and dining area of 9'2" X 6'6". The width of the building is 40', depth 24' maximum ridge height 24.1. The Board reviewed the maps and the Architectural design, along with the ZBA referral letter. Though it is a non-conforming lot and does not conform to zoning law, the GPB had no opinion and will leave the decision up to the ZBA's competent determination. Chairman Porter will send GPB decision to Betty Harte of the ZBA.

Chairman Porter discussed Ridgeline Protection Section 3.4 in the Zoning Law. There is a property on Rt. 82 and Doodletown Rd., which had been subdivided before the new Ridgeline Protection was revised. New property owners may be asking GPB for relief of Section 3.4. Terry asked the GPB to read up and review the law for any requests of this nature.

Terry advised the Board of the SEQR Workshop Reminder & PowerPoint Presentation about the upcoming *repeat* of the workshop, "Using the New SEQR Environmental Assessment Forms," which will be offered again at Columbia-Greene Community College on Saturday, March 30th, 9:15 to 12:30. Participants can receive self-certification forms for 3 hours of municipal board training. The workshop is free of charge. Bruce commented he had taken the earlier course and found it interesting. Nan Stolzenburg and Don Meltz are presenting the presentation. Terry told Board if they were interested to advise him and he would register them. For further information and online registration, see our website [Columbia Land Conservancy](#). **Ellen Jouret-Epstein**, ASL Community Projects Manager. You can also view the presentation prepared by Nan <http://clctrust.org/wp-content/uploads/2013/03/CLC-training-SEQR.pdf>

It was noted that the checks for \$100 and \$25 were received from Freeman Howard, for the application fee on the lot line adjustment for the Sperrazza estate and Tom Garrick on Rte 11. Copies attached.

The DRAFT minutes from February 2013 meeting were read. Terry made a motion to accept. Bruce 2nd. All were in favor.

With no other business to discuss, Terry made a motion to adjourn the March GPB meeting at 7:55pm. Brian 2nd. All were in favor.

Respectfully submitted,

Anne Fecci