

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

ACCEPTED  
March 24<sup>th</sup>, 2014

Attending: Chairman Terry Porter, Bruce Humphries, Ira Levy, Councilman Fraser Patterson, Tom Garrick, Assorted Public.

Absent: Phil Peeples, Brian Arico

Chairman Porter called the GPB March 2014 meeting to order at 7:10pm. He opened the Public Hearing for Michael Moran and Celia Gibson, of 292 Near Road. Mr. Moran and Ms. Gibson, are seeking Site Plan Review & Special Use Permit for a Major Home Occupation on their property. The property, tax parcel #211.-1-27, is split by the road and lies in a RA2 and LD3 zone. The Applicants propose replacing an existing barn on the north side of Near Road, with a 2000 square foot, 2 story barn built into the hill. The new building will house the Applicants woodworking shop, storage & office. The only employees are the applicants and most work is done by hand. Mr. Moran presented site plan, plans & elevations for the proposed shop, certified mail receipts for abutting neighbors (attached) and the Short Environmental Assessment form with Part 1 completed. He advised the barn will be insulated, have dust collectors and be soundproofed as much as possible. The lower level which is tucked into the hill will be the shop and top level will be mainly storage. There will be no selling from the shop, no trucks coming and going, as they build and deliver the furniture themselves.

Mr. Moran asked if they were in a 100 year flood plan? Terry checked the Water Course Overlay maps from the Gallatin Zoning law and determined that the property is not in the 100 year flood plain.

Terry asked the Board if they had any questions. Ira asked what type of wood was used. Mainly black walnut or red oak was the answer.

Terry asked for Public comment. Fraser Patterson asked how many board feet of wood would be used.

Mr. Moran said a couple of thousand feet a year. He uses planers, joiners and chisels and all single phase.

Tom Garrick welcomed them to Gallatin and wished them good luck with their business.

Ann Simmons also spoke in support of the home occupation.

With all the paper work in order, Terry made a motion to close the Public Hearing. Bruce 2<sup>nd</sup>. All were in agreement.

Terry made a motion to grant Site Plan Approval and Special Use Permit for the Major Home Occupation and to answer all questions of Part 2 of the Environmental Assessment Form in the negative. Bruce 2<sup>nd</sup>. All were in agreement.

Roll Call Vote:

Terry –Aye

Bruce – Aye

Ira- Aye

Terry will send a letter and a copy of the site plan to Drew.

Terry distributed a resolution from the Gallatin Town Board (attached) pending GPB advisory opinion on the Karl Krauss Industries application for Open Development Area on Route 82. Town Board conveyed an opinion that the majority property owner should accept the majority of the financial responsibility for the access road maintenance. GPB discussed the opinion of the Town Board regarding the road maintenance and determined that the maintenance of the road should be shared equally by all property owners as access is equally shared by all. GPB recommends approval of the Open Area Development. Terry made a motion to recommend approval of the Open Development Area Bruce 2<sup>nd</sup>. All were in favor. Terry will send a letter advising the Town Board of the GPB's recommendation and will advise the Town Board of the opinion that the road maintenance should be shared equally by all property owners. Terry also distributed a letter from Paul McCreary of Morris Assocs. (attached) regarding review of the Karl Krauss Industries Conservation Density subdivision. The Board reviewed the letter and commented on the whether the access road should be considered a "very long driveway" or private road. The map shows the road is planned to be up to Town code and shows dotted lines indicating a two way road. The Board agrees the local Fire Department (Ancram) should be consulted in regard to the access road and planned improvements to the road. The Board also discussed the access to Doodletown Road and agrees that the access should be eliminated on the site plan, since it is not up to standard as an access/egress. Terry will talk to Dan Russell about the comments from Paul McCreary and the GPB's comments.

The February 2014 GPB DRAFT meeting minutes, were held over until Phil and Brian return at the April 2014 GPB meeting.

With Lisa Deleeuw approval, May 19, 2014 was picked as an alternate date for the GPB meeting in May, because of Memorial Day.

With no other business to discuss, Terry made a motion to adjourn at 8:30pm. Ira 2<sup>nd</sup>. All were in agreement.

Respectfully submitted,

Anne Fecci

