

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

ACCEPTED
March 25, 2019

Attending: Chairman Terry Porter, Larry Brody, Bruce Humphries, Phil Peebles, Mike L. Porter, Councilman Fraser Patterson, and Wesley Chase

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

Wesley Chase of Chase Surveying appeared seeking a lot line adjustment between two properties on Gallatinville Road. Uri Kollnesher mistakenly cleared some land thinking that it belonged to him when it actually belonged to his neighbors, Sue Kilmer & Rosemarie Buzzeo. Ms. Kilmer & Ms. Buzzeo have agreed to sell the cleared 1.5 acres from tax parcel 212.-1-71, to Mr. Kollnesher to be conveyed by lot line adjustment to tax parcel 212.-1-24.111. Wesley submitted application package which included application form, SEAF, copies of deeds, Agricultural Data Statement, flood map and map of proposed lot line adjustment. Larry noted that the name of the road should just be Gallatinville Road on the map, not Gallatinville-Silvernails Road. Terry made a motion to grant Sketch Plan approval, Larry 2nd. All were in favor.

Wesley submitted the following fees:

\$50 for Sketch Plan Review

\$25 for Application (note, \$25 more is due)

\$25 for advertising public hearing

Public Hearing will be announced for the April 22, 2019, Planning Board Meeting

The ZBA referred an application from Gregg & Molly Salisbury, 1845 Jackson Corners Road. The Salisbury's operate a B & B on their property having received a variance from the ZBA to include space not within the main dwelling for accommodation and a Special Permit from the GPB in 2015. The Salisburys are finding that having a room in their house to rent out is problematic, so they want to have an additional separate "treehouse" for accommodation. The ZBA held a public hearing and are awaiting additional information in regard to Department of Health and Building Permit approval for the "treehouse." The Planning Board has no issue with the additional separate accommodations as long as Department of Health approval is obtained and that the total number of rooms for accommodation does not exceed four as per the Gallatin Zoning Law. The Planning Board recommends that the ZBA is specific in its variance for the use of the proposed "treehouse" as one of the rooms to be used by the B & B. Terry will get a letter to the ZBA reflecting the GPB's recommendations.

Draft minutes from the February 25, 2019, meeting were reviewed.
Terry made a motion to accept the minutes.
Bruce 2nd. All were in favor.

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

Respectfully submitted,

Terry Porter, Chairman