

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

Accepted
May 23, 2011

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

Terry call the GPB May 2011 meeting to order at 7:00pm. He opened the Public hearing for Richard and Dorothea Scalia, of 503 Snyderville Rd., for a 2 lot subdivision. The Scalia's propose a two (2) lot subdivision on tax parcel #193-1-14 consisting of 10.236 acres. Lot one (1) with the dwelling will retain 4.305 acres and lot two (2) will retain 5.931. Mr. Scalia presented signed maps showing 2 deep hole perc tests, Board of Health approval and Driveway permits were received for the new 5.931 parcel. All paper work appeared in order. Terry asked for Public comment. There was no Public comment. Terry made a motion to close the Public hearing. Bruce 2nd. All were in favor. Terry made a motion to grant preliminary and final approval and to answer all questions on Part 2 of the Environmental Assessment form in the negative. Phil 2nd. All were in favor.

Roll Call vote:

Terry aye

Bruce aye

Tom aye

Phil aye

Larry aye

Check #2197 for \$125 and check #2198 for \$50 was received.

Colleen Avazian, 292 Near Rd., appeared before the GPB seeking sketch plan review. Ms. Avazian proposes a two lot subdivision of tax parcel #211-2-70. Ms. Avazian presented a map of the property and a sketch plan. This parcel of 14.656 is divided by Near Road with one side of the road located in RA2 district and the other side of the road in LDR-3 with some wetlands on the parcel. The Board advised Ms. Avazian, that two (2) deep hole perc tests and Columbia County Department of Health approval were needed on the site without her dwelling and shown on the signed maps. On the LDR3 site, she would need 250 feet of road frontage. The Board also advised Ms. Avazian to speak with the Columbia County DEC regarding the wet lands on the parcel, to find out what needs to be done. Terry made a motion to grant sketch plan approval. Phil 2nd. All were in favor.

An application package was given to applicant but no checks were received at this time.

Terry handed out two (2) referrals from the ZBA which Building Inspector Weaver had denied, for GPB review and advice. (Copies attached)

Mathew Kluge 17 Pond Rd has 3.14 acres on tax parcel#193-2-44.100, proposes to install a 12 X 24 storage building. He is seeking relief of section 4.3 of the Gallatin zoning regulation, to reduce side yard setback of 50 feet down to 28 feet. Mr. Kluge advises poor drainage from melting snow and rain make this spot best for placement of the shed, to keep it dry.

After reviewing the information, GPB believes there is enough property for the shed to be placed elsewhere. They recommend the Gallatin Zoning Regulation be obeyed. Tom made a motion to recommend denial. Terry 2nd. All were in favor.

Clayton and Karen Brooks 270 Hull Road stop 5, request relief of section 4.3. The Brooks propose to erect a 24 foot round above the ground pool with a one foot wide deck all around and a fence. This tax parcel #183.-1-45 with one (1) acre is 100 feet wide and 435 deep, making it impossible to meet the side setbacks of 50 feet. The are asking to reduce the setbacks to 37 feet.

After review of Gallatin Zoning Regulation 4.3, it was determined the regulation must be obeyed, therefore a pool is not recommended. Terry made a motion to recommend denial. Bruce 2nd. All were in favor.

Terry read a letter from Town Attorney Replansky to Bonnie Franson, outlining the questions GPB had at the May 9th, 2011 meeting reviewing the propose Subdivision Regulations.

The meeting minutes from the GPB April 25, 2011 meeting and the May 9, 2011 continuation meeting with Town Attorney Replansky were read.

Larry reported he had contacted the Columbia County Planning Department after the May 9th, 2011 meeting and they are researching the information requested by GPB and will advise.

Terry made a motion to accept the minutes as amended. Tom 2nd. All were in favor.

Tom made a motion to adjourn at 9pm. Phil 2nd. All were in favor.

Respectfully submitted,

Anne Fecci