

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

ACCEPTED
May 19, 2014

Attending: Chairman Terry Porter, Bruce Humphries, Ira Levy, Brian Arico, Phil Peeples, Fraser Patterson, Assorted Public.

Chairman Porter called the GPB May 19th, 2014 meeting to order at 7pm.

He opened the Public Hearing for the Cross/Stanley lot line adjustment on Benton Rd.

John and Linda Cross presented detailed maps to the GPB, showing the lot line adjustment. 1.17 acres are to be conveyed from the Lands of Cross to the Lands of Stanley and 11.59 acres are to be conveyed from the Lands of Stanley to the Lands of Cross. No new parcels will be created by this proposed action. All the paper work appeared in order. Terry asked for Public comment. There was no Public Comment. Terry made a motion to close the Public Hearing,. Phil 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. Bruce 2nd. All were in agreement.

Roll Call Vote:

Terry aye

Bruce aye

Phil aye

Ira aye

Brian aye

Check #1812 for \$100 was received.

Chairman Porter opened the Public Hearing for the Karl Krauss Conservation Density Subdivision on State Route 82.

Dan Russell and Nicholas Vamvas appeared on behalf of Karl Krauss Industries, LLC. A copy of a Memorandum from John Ingram, Ancram Planning Board Chair was distributed (copy attached).

Because a small portion of the parcel is located in the Town of Ancram, they were asked to review the survey. Their suggestion is a driveway maintenance agreement to ensure the road is maintained properly and passable to emergency vehicles.

A copy of the Declaration of Driveway Easement and Maintenance Agreement was also received (copy attached). At the suggestion of GPB, the percentages for the cost of maintenance and repair on the shared driveway, was changed as follows; Lot 1, 85%; Lot 2, 5%; Lot 3, 5%; Lot 4, 5%.

Mr. Russell advised Chairman Porter, that Mr. Gladwell had spoken with ZEO Drew Weaver, D.E.C. and the Land Conservancy regarding GPB concerns with the Streams on the property, and they all advised everything was okay. Chairman Porter commented that he had not yet heard from Drew Weaver, confirming there are no violations regarding the Streams. Terry also commented that Attorney Replansky has not yet responded to GPB, on the Road Maintenance agreement and the changes to the percentages to the lots.

Chairman Porter made a motion to continue the Public Hearing till the GPB June 23rd, 2014 meeting, and we receive all information back from Ancram Fire Chief regarding the road, Drew Weaver regarding DEC permits and Warren Replansky regarding road maintenance agreement .. Terry will contact all parties for their review.

Mr. Vamvas inquired if all the paperwork so far is enough to make SEQRA. Terry will find out.

Checks#23676 for \$325 and #23677 for \$50 was received.

The DRAFT minutes from February 2014 were read. Terry made a motion to accept . Bruce 2nd. All were in favor.

The DRAFT minutes from April 2014 were read. Terry made a motion to accept. Ira 2nd. All were in favor.

With no other business to discuss, Terry made a motion to adjourn at 8pm. Brian 2nd. All were in favor.

Respectfully submitted,

Anne Fecci

