

Gallatin Planning Board
Route 7, Gallatin NY
Meeting Minutes

DRAFT

November 28, 2011

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

Chairman Porter called the November 2011 GPB meeting to order at 7pm. He opened the Public Hearing for the Kalinowski brothers on Doodletown Road and Rte. 82.

Jeff Plass appeared on their behalf. Mr Plass presented an authorization letter from the applicants. Denis & Carol Kalinowski and Regina Kalinowski, widow of the other brother, propose a lot line adjustment. Parcel A and Parcel B, are individually owned by the brothers and Parcel C is jointly owned by the brothers. 4.853 acres from tax parcel C 1, #195.00-01-24 is proposed to be conveyed and added to tax parcel B, #195.00-01-10.1 existing as 2.406 acres, making the adjusted parcel a total of 7.259 acres. 4.852 acres are proposed to be conveyed from tax parcel C 2, #195.00-01-24 and added to tax parcel A, #195.00-01-10.2 existing as 3.908 acres, making the adjusted parcel a total of 8.76 acres. Three parcels become two parcels, no new parcels are created. Parcel B, will now have enough road frontage on Rte. 82. All paper work appeared in order.

Chairman Porter asked for Public comment. There was no Public comment. Chairman Porter made a motion to close the Public hearing. Phil 2nd. All were in favor.

Chairman Porter 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. Tom 2nd. All were in agreement.

Roll Call vote:

Terry Porter aye

Tom Garrick aye

Larry Brody aye

Phil Peeples aye

Bruce Humphries aye

Check #5321 for \$100 was received.

James Kishbaugh of Blackberry Hill Road, tax parcel #210-02-37 appeared before the Board, seeking a Special Permit for an accessory dwelling on his property for his disabled mother. Mr. Kishbaugh had perc tests done and presented a letter from the Health Department. There will be a separate septic for the accessory dwelling but a well will be shared and was approved by Inspector Weaver. The accessory dwelling is an 840 square foot manufactured home. Pictures and specifications were shown along with the deed to the property. All paper work appeared in order. Chairman Porter made a motion to accept the application as complete and to schedule the public hearing for the December 2011 GPB meeting. Bruce 2nd. All were in favor. Check #17 for \$35 was received.

Daniel Russell appeared providing additional information regarding the proposed 4 lot subdivision for the 200 acre property of Joseph Frank on Mill Hill Road. Tax parcel #212-01-68 and tax parcel #212-01-67.111 with approx. 203.21 acres will merge and subdivide into lot A with 50 acres, lot B with 50 acres,

lot C with 50 acres and lot D with 50 acres. All will have access off existing driveway which will be designated as a private road. Maps were shown designating lot locations, and driveways into lot. Larry asked if there is water access on the property. Mr Russell replied the Roe-Jan is there, also a pond and stream and property will have water access on completion of the subdivision.

Larry Brody left the meeting at this time.

Chris Ciolfi of Mariner Tower appeared regarding the Special permit for the new cell tower to be located on Larry Brody's property on Ten Neighbors Road, tax parcel #211.1-15. Terry advised Mr Ciolfi that Town Engineer Morris Associates, requires \$5000 to be held in escrow and if amount goes lower than \$1000, more monies will be required. Attorney Replansky is writing up documents and reviewing Bond. Chairman Porter also would like someone to review the application package to determine if there is enough coverage. David Groth of Radio Engineer, Inc., on Academy Hill and Mark Hutchins of Brattleboro Vt., 802-258-3000 were mentioned as people who may be able to review.

The tower height is proposed to be approximately 150'. 199' is the maximum height allowed and they will balance between the provisions of the law. Mr Ciolfi distributed booklets to the GPB, which showed maps of where the tower will be erected, pictures of the type of Tower and all the pertinent information about the cell tower. A long discussion on repeaters, micro cells and much information on how the cell tower works went on. All setbacks, steep slope and view shed laws, will be complied with. He discussed road material to be used, height of fences with barb wire, locked gates and will be policed as best as possible. At Public hearing, they will advise time and date the weather balloon will be raised, so Public can view where tower is located. It was also determined that Mr Brody will go ahead with a lot line adjustment to make things easier, as suggested by the GPB, and the action will be considered concurrently with the Special Permit application. Terry will be in communications with all and set up notification for the Public hearing.

Larry Brody returned to the meeting at this time.

Meeting minutes from October were read. Terry made a motion to accept as amended. Bruce 2nd. All were in favor.

Because the December 2011 meeting will fall during Holiday week, Terry made a motion to meet earlier in December. The Board decided on December 19, 2011, as long as the Town Hall is available. GPB clerk will contact Town Clerk DeLeeuw for Permission and advise the GPB.

With no further business to conduct, Terry made a motion to close the November 2011 meeting. Phil 2nd. All were in favor.

The GPB November meeting adjourned at 9:30pm

Respectfully submitted,

Anne Fecci