

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

ACCEPTED

November 25, 2013

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

Chairman Porter called the November 2013, GPB meeting to order at 7pm.

Chairman Porter opened the Public Hearing for the lot line adjustment and 4 lot subdivision for Silvernails Farm on Silvernails Road. James Mack and Wesley Chase appeared with detailed Maps showing proposed subdivision, wetlands and abutting properties, Department of Health letter and driveway permits. Lot line is proposed to be adjusted by conveying .98 acres from tax parcel 218.00-01.1 to parcel 218.00-01.2 leaving the parcel with a total of 10.51 acres. The remaining tax parcel 218.00-01.1 is proposed to be subdivided into four parcels along Silvernails Road - to the southwest of Silvernails Road, Lot 1 at 127.85 acres & Lot 2 at 24.95 acres, and to the northeast of Silvernails Road, Lot 3 at 52.32 acres & Lot 4 at 52.95 acres. Conservation easements on the property are filed with the Columbia County Clerk in reference books 648 pages 1877 and 1931, and reference book 689, page 1337. Shekomeko Creek, Roeliff Jansen Kill, Spaulding Creek are listed with NYS Environmental Conservation and wetlands are noted on the map.

All the 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 2<sup>nd</sup>. All were in favor. Terry made a motion to grant preliminary and final approval for the lot line adjustment and 4 lot subdivision and to answer all questions on Part 2 on the newly adopted Environmental Assessment Form in the negative. Bruce 2<sup>nd</sup>. All were in agreement.

Roll Call vote:

Chairman Porter aye

Bruce Humphries aye

Phil Peeples aye

Ira Levy aye

Brian Arico aye

Ann Simmons of Guernsey Realty appeared with potential buyer Michael Moran, seeking information on a property on Near Road and a Special Use Permit. Mr. Moran proposes to have a furniture making business as a "Major Home Occupation" (page 66 of the Zoning Law) on the property and is seeking the GPB view before he purchases the property. He has spoken to Building Inspector Weaver and was referred to GPB for advice. Mr. Moran advised that there is an existing barn on the property but is not suitable for his needs. He would like replace the barn with an approximately 2000 sq. ft. building and have it as an accessory use for his Home Occupation of wood furniture building. The property is split by

a road with the home site on one side of the road and a barn on the other side. The barn is set into a hill so that one side is one story and the other is two stories. In the new building replacing the barn, he would use the lower story opening away from Near Road as an office and storeroom and the upper story fronting onto Near Road as the work area. There would be no showroom and no traffic coming and going. He and his wife are the only workers with no other employee's. Ira asked how the furniture is made and if noise is made from sawing & equipment. Mr. Moran advised that single phase machines are used and equipment might run about 4 hours a day. The Barn would be well insulated to make the space usable year round and this would help to diminish noise. He has dust collectors so there would be no particulate matter in the air. He will use a solar powered kiln for drying the wood and there no chemical spraying of finishes, only tung oil finishes applied by hand. He works directly with the sawmills and he delivers the furniture himself so there will be no big container trailers coming and going. There are wetlands on the property and they are being mapped by the DEC.

Bruce commented that this is a good use of the property, contingent on finding from DEC. Terry commented he also believes this is a good Home Occupation and use of the property. The GPB advised Mr. Moran he would need: Site plan with wetlands delineated on the plan, plan of the proposed building and an application for Special Use Permit. A Public Hearing must be held. He also was advised that the Special Use Permit must be renewed every 5 years. The general consensus of the Board was favorable.

Jason Shaw appeared before the GPB for advice on a proposed subdivision on West Pond Lily Road. He presented a map of the property, showing tax parcel #194.-1-11.200 with 246.8 acres showing a proposed building site. The owner believes he needs to do a conservation subdivision to provide for access to a landlocked parcel for the proposed residence. The Board noted that if they pursue a conservation subdivision, then once approved, no other subdivisions can be made. After looking at the maps & submitted materials, the Board suggested that it appears that a 2-lot subdivision might be possible providing the required road frontage along West Pond Lily Road. Department of Health approval as well as driveway permit would be required.

Chairman Porter opened the Public Hearing for a Special Use Permit, for Jim Pultz of Near Road, tax parcel #211.2-31. The GPB had turned down Mr. Pultz's request in September 2013 because he could not meet the setbacks of the zoning law. Mr. Pultz received a variance from the ZBA for relief of zoning law 4.3 to erect solar panels on his property. Mr. Pultz proposes to erect a free standing solar panel array, approximately 24' X 43', which he will buy from Sun Dog Solar. The plan submitted showed the array to be planned approximately 30' from the northern side property line.

Terry asked for Public comment. There was no Public comment. Terry made a motion to close the Public Hearing. Bruce 2<sup>nd</sup>. Terry made a motion to grant Site Plan Approval and Special Use Permit. Phil 2<sup>nd</sup>. All were in favor.

Roll call:

Chairman Porter aye

Bruce Humphries aye

Phil Peeples aye

Ira Levy aye

Brian Arico aye

Check #206 was received for application.

The October DRAFT minutes were read. Terry made a motion to accept. Ira 2<sup>nd</sup>. All were in favor.

With no other business to attend to, Chairman Porter made a motion to adjourn the meeting at 8:30pm. Brian 2<sup>nd</sup>. All were in favor.

Respectfully submitted,

Anne Fecci