

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

ACCEPTED  
November 26, 2018

Attending: Chairman Terry Porter, Larry Brody, Bruce Humphries, Phil Peeples, Councilman Fraser Patterson and members of the public  
Absent: Brian Arico

Chairman Porter called the November 2018 GPB meeting to order at 7:00pm.

Terry opened a public hearing for Site Plan Review and Special Use Permit for a private garage of more than 1150 Square feet. Keith Dominique appeared seeking Site Plan Review and Special Use Permit from the Town of Gallatin to build a private garage of 1500 sq. ft. on his property at 285 Hull Road, Elizaville, NY 12523, tax parcel 183.-1-48. Mr. Dominique presented aerial views of his property as well as photographs of the property showing where the building is proposed. A diagram was also presented indicating that all setback requirements of the Gallatin Zoning Law can be met. Mr. Dominique indicated that the proposed garage is for his own personal use and not a part of a home business. As the property is situated within 500 ft. of County Route 15 and the Taconic State Parkway, the application had been referred to the Columbia County Planning Board (CCPB) as per New York State Municipal Law 239-1 & 239-m. While the application appeared on CCPB's agenda for the November 20, 2018, meeting, Terry received a letter stating that the CCPB did not have a quorum at this meeting so no action was taken. The application has been rescheduled to appear on the December 18, 2018, meeting of the CCPB. The Gallatin Planning Board reviewed the application, SEAF, copy of deed and documentation presented by Mr. Dominique. Neighboring properties within 200 ft. of the property were notified by Certified Mail of the public hearing and Mr. Dominique presented receipts of Certified Mail to the Board for record. Terry asked for public comment. There was no public comment.

Terry made a motion to close the public hearing, Larry 2<sup>nd</sup>  
All were in favor

Terry Made a motion to waive the Site Plan Review fee. Bruce 2<sup>nd</sup>  
All were in favor

Terry made a motion that all questions on Part 2 of the SEAF be answered in the negative and to grant Site Plan Approval and Special Use Permit on condition that CCPB finds no county wide impact. Phil 2<sup>nd</sup>

Roll call vote:

Terry - Aye  
Larry - Aye  
Bruce - Aye  
Phil - Aye

Terry will contact Mr. Dominique after the December 18, 2018 meeting of the CCPB and let him know where things stand. Special Use Permit fee and advertising fee will be collected then.

Terry opened a public hearing for Site Plan Review and Special Use Permit for free standing solar panels. Erin McConnell appeared along with Debra Weisman, the property owner, and presented plans prepared by Empire Solar, dated September 17, 2018, to install approximately 600 sq. ft. free standing solar array on Ms. Weisman's property at 198 Sigler Road, Pine Plains, NY 12567, tax parcel 218.-1-17-120. The array is proposed to be located near the rear of the property and all setback requirements of the Gallatin Zoning Law will be met. The Gallatin Planning Board reviewed the application, SEAF, copy of deed and documentation presented by Ms. McConnell. Neighboring properties within 200 ft. of the property were notified by Certified Mail of the public hearing and Ms. McConnell presented receipts of Certified Mail to the Board for record. Terry asked for public comment. Fraser Patterson asked if there will be a disconnect switch in case of fire. Ms. McConnell responded that the switch is planned. Fraser suggested that the fire department be notified as to its location.

Terry made a motion to close the public hearing, Bruce 2<sup>nd</sup>

All were in favor

Terry Made a motion to waive the Site Plan Review fee. Phil 2<sup>nd</sup>

All were in favor

Terry made a motion that all questions on Part 2 of the SEAF be answered in the negative and to grant Site Plan Approval and Special Use Permit. Larry 2<sup>nd</sup>

Roll call vote:

Terry - Aye

Larry - Aye

Bruce - Aye

Phil - Aye

Checks in the amount of \$150 for the Special Permit application fee and \$25 for advertising the public hearing were received. Terry will notify Jake Exline that the Special Use Permit was granted.

Terry opened a public hearing for a 2-lot subdivision on Hall Hill Road. Cynthia K. Elliott, PLS, presented maps on behalf of Vivian J. Sukenik, Trustee of the Sukenik Living Trust, to subdivide the property at 750 Hall Hill Road, Pine Plains, NY 12567, tax parcel 219.-1-15. The property exists in the Town of Ancram as well as the Town of Gallatin. Ms. Elliott had previously presented the plans to the Town of Ancram Planning Board and they agreed that the Gallatin Planning Board would assume the role of Lead Agency. However, a letter from the Ancram Planning Board had not been received in time for our meeting indicating such. The parcel exists as approximately 95.66 acres and contains two dwellings, each with its own well, septic system, driveway and improvements. Additionally, the property has a conservation easement held by the Dutchess County Land Conservancy indicating that only two building sites are allowed on the property. The Gallatin Planning Board reviewed the application, SEAF, copy of deed and documentation presented by Ms. Elliott. Terry asked for public comment. There was no public comment.

Terry made a motion to close the public hearing, Bruce 2<sup>nd</sup>

All were in favor

Terry made a motion that all questions on Part 2 of the SEAF be answered in the negative and to grant preliminary and final approval for the subdivision on the condition that the letter from the

Ancram Planning Board is received indicating their acceptance of the Gallatin Planning Board as lead agency and that a signed letter is received from Vivian Sukenik indicating that Ms. Elliot has the authority to represent the owner with this application. Phil 2<sup>nd</sup>

Roll call vote:

Terry - Aye

Larry - Aye

Bruce - Aye

Phil – Aye

Application fee and advertising fee will be collected when the maps are signed.

David Kenny, Esq., of Snyder & Snyder, LLP, representing T-Mobile for their collocation on the telecommunications tower at 23 Wilmer Hill Road, appeared before the Gallatin Planning Board. Mr. Kenny presented information for the proposed installation. T-Mobile proposes to install their radios and antennae at 125 ft. above grade on the existing 150 ft. tower. Related equipment will be installed within the existing fenced enclosure at the tower base. The installation does not substantially change the physical dimensions of the tower or base station. Terry Made a motion to waive all fees and to accept the plans and application as a matter of record, according to the Middle Class Tax Relief and Job Creation Act of 2012, Section 6409.

Bruce 2<sup>nd</sup>

Roll call vote:

Terry - Aye

Larry - Abstain

Bruce - Aye

Phil - Aye

Terry will notify Jake Exline that the plans have been accepted.

Fraser Patterson noted a problem with the Wilmer Hill property where the tower is located. It appears that tax parcel 205.-1-1.100 has been changed to 205.-1-1.3. Subsequent investigation by Fraser found that tax parcels 205.-1-1.100 & 205.-1-1.210 were recently combined by the owners resulting in the new tax parcel id 205.-1-1.3. The plans submitted by T-Mobile indicate this updated parcel id of 205.-1-1.3

Darren Mosher of Crawford & Associates Engineering, PC, representing Steven E. Pegalis - tax parcels 213.-1-2 & 205.-1-4.2, appeared to propose a lot line adjustment between the two parcels. Application, SEAF & copy of the deed was presented along with a letter authorizing Crawford & Associates to represent the owners with this application. 2.5 acres are proposed to be taken from tax parcel 213.-1-2 and conveyed to tax parcel 213.-1-4.2 The Board reviewed the application and map.

Terry made a motion to grant Sketch Plan approval, Larry 2<sup>nd</sup>

All were in favor

Check in the amount of \$50 was received.

As the fourth Monday in December will fall on Christmas Eve, it was unanimously decided to cancel the December meeting. The next meeting of the Gallatin Planning Board will be on January 28, 2019.

Draft minutes from the October 22, 2018 meeting were reviewed.

Terry made a motion to accept the minutes as written.

Larry 2<sup>nd</sup>. All were in favor.

With no other business to discuss, Terry made a motion to adjourn at 8:35pm,

Bruce 2<sup>nd</sup> All were in favor.

Respectfully submitted,

Terry Porter, Chairman