

Gallatin Planning Board
Route 7, Gallatin NY
Meeting Minutes

DRAFT

October 24, 2011

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

Chairman Porter called the October 2011 GPB meeting to order at 7PM. He opened the Public Hearing for Robert Stevens, 917 Jackson Corners Road, tax parcel #202.-1-59.110, for a special permit to install 10kw of 11 ½ kw hours of Solar electric system. Dave Byrne of Hudson Valley Clean Energy appeared on his behalf. A letter of authorization was presented from Mr Stevens, authorizing Mr. Byrne to represent him. The Solar panels will be mounted flush on the roof. 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. Larry 2nd. All were in favor. Terry made a motion to grant Special Permit and site plan approval for the installation of up to 2000 square feet of Solar panels to be mounted on the roof of Mr. Stevens dwelling. Tom 2nd. All were in favor.

Roll Call vote:

Terry Porter aye

Larry Brody aye

Tom Garrick aye

Bruce Humphries aye

Phil Peeples aye

A check for the application fee was not received.

Daniel Russell submitted a sketch plan for a 4 lot subdivision for the 200 acre property of Joseph Frank, on Mill Hill Road. They propose to merge tax parcel # 212-01-68 with Tax parcel #212-01-67.111 and subdivide the property to lot A, lot B, Lot C and Lot D, all with access off existing driveway to be designated as a private Road. There is an existing house on Lot A. Larry advised there must be turn-around for emergency vehicles. Mr. Russell was asked if there would be any restrictions on the property. He advised that the owner was talking with Dutchess County land Conservancy but not sure if there would be any other restrictions. The Gallatin Planning Board advised there must be a road maintenance agreement in effect, 200 feet of road frontage for each parcel, turn around for emergency vehicles and Board of Health approval on all vacant lots. Mr. Russell advised that utilities would be run underground splitting off the existing underground service to the existing dwelling on Parcel A. A section of the existing expanded driveway must be submitted and will be reviewed by the Town's engineer to endure its adequacy as a private road. Lot C must give a right of way for the road running through it. The Board commented that the combining of parcel #212-01-68 with parcel #212-01-67.111 could be done through the Columbia County Department of Real Property Services prior to the submission for the subdivision. Terry made a motion to grant sketch plan approval. Tom 2nd. All were in favor.

Wesley Chase appeared on behalf of James and Cynthia Kustler, seeking a 2 lot subdivision of tax parcel

#195.00-1-22 with frontage on Doodletown Rd. and Rte. 82. It is proposed to divide 64 ½ acres from the total area of approximately 130 acres. Perc tests were done by the Engineer and Mr. Chase asked if that was sufficient because Board of Health is hard to get at this time of year. Mr. Chase was advised that the Board requires Department of Health approval for any new parcel created in the Town of Gallatin. A bigger hurdle might be the required driveway access off Rte. 82 as this stretch of road is particularly curvy and hilly making sight distances restrictive... Terry made a motion to grant sketch plan approval. Phil 2nd. All were in favor.

Jeff Plass appeared representing the Kalinowski brothers seeking a lot line adjustment on Doodletown Road.

Two properties are each owned individually by the Kalinowski brothers and a third is jointly owned. The intent is to combine all three and split the total area in two equal parcels. One would be owned by the surviving Kalinowski brother and the other by the widow of the deceased brother. Tom made a motion to grant sketch plan approval for the lot line adjustment. Terry 2nd. All were in favor. Ck. For \$25 was received.

Larry Brody excused himself at this point of the meeting.

Chris Cioffi of Mariner Tower submitted a Special Permit application for a new cell tower to be located on Larry Brody's property on Ten Neighbors Road, tax code #211.1-15. This is 13 acres of very rough terrain and only a utility Rd with no houses is proposed to access the tower site. The tower will be 150' and is 800' off of Ten Neighbor Rd. Where the tower is proposed on the site, the 300' "fall zone" would be onto an adjoining property also owned by Mr. Brody. An easement agreement with Larry's adjacent property is proposed and a variance would need to be obtained. Bruce commented a lot line adjustment would make things clearer. Mr. Cioffi asked if Town Attorney could be asked if the easement and variance would satisfy the Board's requirements. Bruce commented that the Board should not set a precedent. Applicant commented that there is enough acreage and that the owner would like to retain existing property lines. Terry will consult with Town Attorney Replansky to determine if the easement with a variance might be sufficient. Terry requested a weather balloon be raised in order to see where Tower is and to see its height in relation to its surroundings. Mr Cioffi asked if a Public Hearing could be held before the Balloon is raised. Tom asked if the tower would help communication with highway department during snow removal. Mr. Cioffi advised they will allow Highway Dept., to put an antenna on top of Tower for improved communication. Terry advised he would speak to the Town Engineer to determine the escrow required for the review of the Plan.

The meeting minutes from August 2011, were read and Larry noted that CR2 should be corrected to read Jackson Corners Road, which is the official name. Terry made a motion to accept minutes with the correction. Phil 2nd. Larry and Bruce both abstained. All others were in favor.

The meeting minutes from September 2011 were read. Larry corrected the on-line seminars to read N Y Planning Federation would have a link to on-line seminars. Terry made a motion to accept minutes as corrected. Larry 2nd. All were in favor.

Terry presented maps of Gallatin showing the areas where slopes over 20% are located. The Board feels that the Planning Board should have the power to waive the requirement rather than the decision needing to go before the ZBA for a variance.

Steve Sorman asked the Board if they wanted to appear at the Ancram Public Hearing for the proposed cell tower in that town. The Board though only Steve should appear as a concerned citizen.

With no further business, Terry made a motion to close the meeting at 9:30pm. Phil 2nd. All were in favor.

Respectfully submitted,

Anne Fecci