

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

ACCEPTED

October 28, 2013

Attending: Chairman Terry Porter, Bruce Humphries, Ira Levy, Phil Peeples, Supervisor Garrick,
Councilman Fraser Patterson

Absent: Brian Arico

Chairman Porter call the October 28th, 2013 GPB meeting to order at 7:05pm

Wesley Chase representing Silvernails Farm, at 460 Silvernails Road, appeared with a proposed 4-lot subdivision & lot line adjustment. Tax parcel #218.00-1 has conservation easements in place and a floating envelope of about 3 acres and an easement on the northern part. The house and barns sit on about 127.85 acres.

Mr. Chase showed maps indicating Silvernails Farm with proposed subdivision, wetlands and abutting properties.

Parcel A with 0.98 acres is to be conveyed to existing 9.53 acres, making a new area of 10.51 acres and not a separate building lot (Columbia County Clerks reference book 689 page 1337)

Lots 1 and 2 are subject to a conservation easement (Columbia County Clerks file in book 648 page 1877)

Lots 3 and 4 are subject to conservation easement (Columbia County Clerks file in book 648 page 1931)

Lot 2 is in the upper field and lot 3 is divided by a stream. The Shekomeko Creek and the Roeliff Jansen Kill are classified C (TS) and the Spaulding Creek is classified C (t) stream as per the NYS Environmental Conservation.

Lot 1 has 127.85 acres, lot 2 has 24.95 acres, lot 3 has 52.32 acre and lot 4 has 52.95 acres.

Chairman Porter advised that 2 deep hole perc tests would be needed on each new parcel and shown on map. Department of Health approval and Driveway permits are necessary. All paper work appeared in order. Chairman Porter made a motion to grant sketch plan approval. Phil 2nd. All were in favor. Application fee will be mailed to GPB clerk.

Jim Pultz of Near road was back to review his special application for solar panels located less than 50 feet from his property line. Mr. Pultz received a variance from the ZBA. A Public hearing will be set up for November meeting.

Meeting minutes from September 2013 were read. Terry made a motion to accept with typo corrected. Bruce 2nd. All were in favor.

Supervisor Garrick addressed the GPB about Maintenance of property. Enforcement officer Weaver has tried to enforce this, but is having a difficult time to have maintenance done. Pine Plains has come up with a proposal to add any outstanding expense for maintenance, added to the tax bill. Gallatin is thinking of doing this also, in order to get back some of their expense.

Supervisor Garrick also commented that Gallatin has heard some complaints about Solar Panels reflecting back at some places and also noise from wind generators. He asked GPB to pay close attention with application locations and advise of any feedback.

Tom also commented that Towns may share expenses, making cost less expensive, for putting certain County information and maps on line with Google that could be shown on Town web site.

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

Respectfully submitted,

Anne Fecci