

Gallatin Planning Board
Route 7, Gallatin NY
Meeting Minutes

DRAFT

September 26, 2011

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

Chairman Porter called the September 2011 GPB meeting to order at 7pm. He opened the continuation of the Public Hearing for the O'Hanlon accessory dwelling Special Permit, on Bathrick Farm Rd. Jessie Muller representing Susan and Daniel O'Hanlon appeared before the Board, on their behalf.

Mr. Muller presented a detailed sketch of tax parcel, #210.00-1-08 with 5.63 acres, showing where the building would be located on the property, along with a revised floor plan. The building is approximately 38 ½ X 25 with (1) bedroom and (1) bath. A letter of approval from the Board of Health was received, designating that only one bedroom is allowed in the dwelling, based on the site restraints for the septic field. Pictures of the property, showed removal of all but (1) un-registered vehicle had been complied with and property was cleaned up at the request of neighbors. Mr. Muller advised the Board that Highway Supervisor Coons was not available for several weeks, but GPB deemed no highway permit was necessary since the road is private.

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. Phil 2nd. All were in favor. Terry made a motion to grant approval for Special Permit, with a notation for Building Inspector Weaver to ensure all set backs are obeyed when he sends him advice of GPB decision. Larry 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 \$35 will be sent to Clerk for the permit.

Larry presented maps showing slopes and contours in Gallatin, that the GPB had requested from Don Meltz. The Board specifically wanted to know how much of the town would be included in areas of greater than 35% slope as it pertains to the determination of minimum lot area as per Article 4.5 of the proposed Zoning Law revision. Mr. Meltz thought that 35% slope was not restrictive enough as areas to be excluded in determining net area. Only a very small portion of Gallatin appeared to be 35% slope. Church Rd., Green Hill, Pond Lily and Tiffany Hill, being some of them. Mr. Meltz suggested that other Towns had used a 15% or greater slopes as an exclusion in determining net area. After review and discussion, the GPB agreed that revising the requirement to exclude lands of 20% slope or more in determining minimum lot area would be more appropriate. Larry made a motion to recommend 20% or more in the determination of net lot area. Tom 2nd. All were in favor. Terry asked Larry to notify Town Board of GPB decision on slopes.

Roll Call Vote:

Terry Porter aye

Larry Brody aye

Tom Garrick aye

Bruce Humphries aye

Phil Peeples aye

Steve Sorman distributed paper work on a proposed installation of a Cell tower on Rte. 82, in the Town of Ancram, which borders the Town of Gallatin. It was commented that the setbacks imposed in the Town of Gallatin Zoning Laws, will not be honored by Ancram and some Gallatin properties will be affected by this Cell tower, only 50 feet from Gallatin line. Discussion followed and a suggestion was to attend the Public Hearing in Ancram and ask for some modification to setbacks.

Larry advised that Columbia Greene would have on-line seminars for credit Boards can attend.

The meeting minutes from July were read. Larry made a motion to accept. Tom 2nd. All were in favor.

Minutes from August 2011 will be held over for the October 2011 meeting.

With no other business, Terry made a motion to close the meeting at 8:20pm. Phil 2nd. All were in favor.

Respectfully submitted,

Anne Fecci