

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

ACCEPTED  
September 23, 2019

Attending: Chairman Terry Porter, Bruce Humphries, Mike L. Porter, Kimberly Yambrick, and Doug Larson

Chairman Porter called the September 2019 GPB meeting to order at 7:00pm.

Doug Larson appeared representing Ian Ross & Virginia Ashe for Site Plan Review and Special Permit application for an Accessory Dwelling for 119 County Route 7, Gallatin, NY 12567, tax parcel 217.-01-17.

Terry opened the Public Hearing. Mr. Larson presented plans to convert the existing garage on the property to an accessory dwelling. The building meets all setback requirements as indicated on the site plan. The proposed plans indicate an area of 900 sq. ft. with 2 bedrooms, living area, kitchen & one bathroom. The plans show a mechanical area accessed from the exterior & note heated. Mr. Larson presented a letter from the Columbia County Department of Health indicating the witnessing of two deep hole perc test and indicating that a separate conventional type septic system will be needed for the new accessory dwelling. Two copies each of the Application for Special Permit, letter authorizing Mr. Larson to represent the owners with this application, SEAF with Part 1 completed and plans dated 09/06/2019 as follows: EX-100 Existing Plans & Garage Elevations, A-100 Proposed Plans & Elevations – Guest House, C-100 Site Plan, were submitted. In addition, copies of receipts from certified mailings to all neighboring properties within 200 ft. of the Ross/Ashe property were received. Terry was not able to get the application to the Columbia County Planning Board as required by Municipal Law 239-l&m for review at their September meeting. This application will be reviewed at the October 15, 2019, CCPB meeting.

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 to conditionally grant Site Plan approval and to grant Special Use Permit for the proposed accessory dwelling, pending review and comment by the Columbia County Planning Board. Bruce 2<sup>nd</sup>

Roll Call Vote

Terry – Aye

Bruce – Aye

Mike – Aye

Kimberly – Aye

Check # 21203 in the amount of \$150 was received for the Special Use Permit Fee  
Check # 21204 in the amount of \$25 was received for advertising the public hearing.

Terry will notify Jake Exline, Gallatin's Building Inspector and Zoning Enforcement Officer, in regard to the Planning Board's decision and will notify Mr. Larson & Mr. Exline after the review by the CCPB.

With no other business to discuss, Terry made a motion to adjourn at 7:30pm,  
Bruce 2<sup>nd</sup> All were in favor.

Respectfully submitted,

Terry Porter, Chairman