

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

ACCEPTED
October 28, 2019

Attending: Chairman Terry Porter, Larry Brody, Bruce Humphries, Mike L. Porter, Kimberly Yambrick, Councilman Fraser Patterson, Robert Ihlenburg, Michael Moran and Harry Franklin

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

Robert Ihlenburg presented a plan to subdivide Kathryn E. Salensky's property at 149 Benton Road, tax parcel 182.-00-2-6, existing as approximately 96.5 acres in zone RA-2, proposed to be divided into four (4) parcels as follows: Parcel A, 5.045 acres and includes a dwelling and a barn; Parcel B, 6.046 acres and includes a dwelling and several accessory buildings; Parcel C, 36.08 acres of open land; Parcel D, 49.34 acres of open land. Mr. Ihlenburg was advised that the results of 2 deep hole perc test to be located on the maps and Columbia County Dept. of Health approval will be required for the two vacant parcels. Driveway permits from the Town of Gallatin Highway Superintendent on the vacant parcels will be required as well. The proposed property line between Parcels A & B does not allow for the 50' required side yard setback between accessory buildings.

Terry made a motion to deny Sketch Plan approval as the proposed subdivision does not meet setback requirements of the Gallatin Zoning Law. Bruce 2nd. All were in favor.

The subdivision, as presented, is referred to the ZBA for an area variance.

Mr. Ihlenburg will mail the \$50.00 Sketch Plan Review fee to Terry.

Recommendation from the Columbia County Planning Board for the Ross-Ashe accessory dwelling Site Plan Review and Special Use Permit application was received. CCPB found no significant county-wide or intercommunity impacts associated with the application. However, CCPB commented that the final locations for the 2nd well and 2nd wastewater treatment system as required by the Columbia County Department of Health should be shown on the final approved site plan. The applicant submitted an additional site plan that indicates these locations. The Planning Board issued final approval now that all conditions have been met.

Draft minutes from August 26, 2019 meeting were reviewed. Terry made a motion to accept the minutes. Bruce 2nd. All were in favor

Draft minutes from September 23, 2019 meeting were reviewed. Terry made a motion to accept the minutes. Mike 2nd. All were in favor

With no other business to discuss, Terry made a motion to adjourn at 7:45pm. Larry 2nd. All were in favor.

Respectfully submitted,

Terry Porter, Chairman