

TOWN OF GALLATIN
Zoning Board of Appeals-
Public Hearing- Minutes
August 17, 2023

Present: Rich Humphries- Chairman Leah Cadewallader/V. Chair.
John Agostino Christian Mitchell
Ann Simmons
Betty Harte-secretary

Applicants: M.Donnellan 41 Hoefer Rd. Elizaville, NY (202-1-58)
seeking relief from section 4.3 (setback) of the Gallatin Zoning Ordinance
J.Eckhouse/A.Mitchell 265 Taghkanic Rd. Elizaville NY (182-1-2)
seeking relief from 4.3 (setback) of the Gallatin Zoning Ordinance
3 Lads LLC-John Reilly 210 Elson Rd. Gallatin, NY (204-1-25)
seeking relief from section 4.3 (setback) of the Gallatin Zoning Ordinance

Call to Order: Chairman Humphries called the meeting to order at @ 6:30

Minutes: Ann made motion to accept the previous minutes, second by Leah. All in favor.

Chairman Humphries made a motion to open the Public Hearing for Donnellan, second by Leah. All in favor. Variance is for a previously built deck (2008). When house & deck were built, they thought all they had all proper paperwork. (They have owned the property for 30 years).

Letter from Planning Board does not recommend granting variance, owners should pursue a lot line adjustment.

With no further comment, Chairman Humphries closed the Public Hearing, second by Ann. All in favor.

Findings: Site visits were made
All surrounding neighbors were notified by certified mail

No Public Comment
Neighborhood would not be changed
Applicant owns adjoining land
Planning Board recommends denying variance

V. Chairman Leah C. made motion to accept the findings, second by Ann. All in favor.

V. Chairman Leah C. made motion to grant the variance, second by Christian. All in favor.

Chairman Humphries made a motion to open the Public Hearing for Eckhouse/Mitchell, second by Christian. All in favor. Variance is for a one story addition. House was built in the 1940s. Well is on one side, septic on the other, slope on the backside. Neighbor is ¼ mile from property line. Planning Board does not recommend granting variance, but to pursue another location.

With no further comment, V. Chairman Leah C. made motion to close the Public Hearing, second by Ann. All in favor.

Findings: Site visits were made
Difficult lot
All surrounding neighbors were notified by certified mail
No Public comment
Neighborhood will not be changed
Planning Board recommends denying variance

Chairman Humphries made motion to accept findings, second by Ann. All in favor.

V. Chairman Leah C. made motion to grant the variance, second by John. All in favor.

Chairman Humphries made a motion to open the Public Hearing for 3 Lads LLC- John Reilly, second by Ann. All in favor. Variance is for construction of a garage. Originally house was to be bigger including the garage. That was changed. This is a non conforming lot. Applicant stated there was concern (comment) from the adjoining property owner. Would it affect their future plans on subdividing their property. He has addressed this with them offering to purchase 1/3 acre, and will

keep the offer for 3 years. Planned Board does not recommend granting variance as this was a “self created hardship.”

V. Chairman Leah made motion to close the Public Hearing, second by Christian All in favor.

Findings: Non Conforming lot
Limited space
All surrounding neighbors were notified by certified mail
Site visits were made
Purchase Agreement for 3 years

Chairman Humphries made motion to accept the findings, second by Leah. All in favor.

Chairman Humphries made motion to grant the variance, second by Leah. All in favor. Ann made comment that this situation was made 2 years ago.

After the Public hearings, Supervisor Reilly talked to the Board, regarding the recent procedural changes made with the Planning Board

With no further business, the meeting was adjourned.

Repectfully submitted,

Betty Harte/secretary
Town of Gallatin/ZBA