

Town of Gallatin
Zoning Board of Appeals
PO Box 67 - Ancram, NY 12502

Meeting Minutes October 22, 2025

Present: Richard Humphries – Chair, Leah Cadwallader – Vice Chair, Christian Mitchell, John Agostinho, and Ann Simmons. Also attending, Susan Byrnes and Peter Ardito.

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

Minutes of September 23, 2025, meeting reviewed. Ann made a motion to accept with a second from Christian. All in favor.

Richard made a motion to open the public hearing on the application for a variance from Section 4.3 of Gallatin Zoning Law to build an addition at 44 Green Hill Road. Leah seconded and all in favor.

Richard noted that the Planning Board had not sent any recommendations. Neighboring property owners were notified and there were none in attendance nor any responses submitted. After discussion of property constraints and review of possible other locations for the addition within zoning laws, Leah made a motion to close the public hearing with a second from Christian. All voted in favor.

Richard established findings: This is a substantial request for a limited setback. There are limited other options due to well, septic, steep slopes and rock and wetlands. There was not any neighbor nor planning board input. There would be no significant change to the neighborhood and no adverse impact on the physical environment.

Ann made a motion to accept the findings with a second from John. All in favor.

Ann made a motion to grant the variance with a second from John. Richard abstained due to possible conflict as family to neighbor adjacent landowner. All others voted in favor.

Richard notified the board members that the draft zoning update from the attorney will be presented to the Town Board on November 10 with a meeting of all town boards and committees on November 18 at 5pm before the monthly Town Board Meeting at 6:30.

With no further business, Ann made a motion to adjourn the meeting at 7:15pm. John seconded and all were in favor.