

Town of Gallatin
Zoning Board of Appeals
PO Box 67
Ancram, NY 12502
(518)398-7519

Meeting Minutes February 4, 2025

Present: Richard Humphries – Chair, Leah Cadwallader – Vice Chair, Ann Simmons, John Agostinho

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

Minutes of January 22, 2025 meeting reviewed. Anne made a motion to accept with a second from John. All in favor.

Richard made a motion to open the public hearing for the Winstral variance. Leah seconded and all were in favor.

The request is for a variance from Section 4.3 as two recently placed and now existing sheds are too close to the rear property line. It was noted that the rear property line “jogs” and then goes back a greater distance than just behind the sheds at 71 feet, not the 100 feet required. The applicant said he did not know a permit was required to erect pre-built sheds on old existing concrete foundation on the property, the remnants of a much larger structure. Also noted that it is a difficult piece of property with slopes and rock.

There being no further comment or discussion, Richard made a motion to close the Public Hearing at 6:38pm. John seconded and all voted in favor.

The following findings were established:

- There was no public comment in person or writing.
- The Planning Board submitted no recommendations.
- Sheds are on existing slabs or foundation remnants.
- Difficult property with rock outcroppings and steep slopes.
- Sheds do not change the character of the property or neighborhood.
- Rear lot line varies to a greater distance that meets code not far from where the sheds are.

Richard made a motion to grant the variance for the sheds. John seconded and all were in favor.

With no further business, Leah made a motion to adjourn the meeting at 6:50pm. Anne seconded and all were in favor.