

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

Meeting Minutes June 24, 2025

Present: Richard Humphries – Chair, Leah Cadwallader – Vice Chair, Ann Simmons and Christian Mitchell.

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

Minutes of May 7, 2025, meeting reviewed. Christian made a motion to accept with a second from Ann. All in favor.

At 6:32pm Richard opened the public hearing for the Exline garage replacement relief from zoning ordinance 4.3 front and rear yard setbacks is complete. The Planning Board wrote a letter to recommend approval. Neighbors were notified as well as New York state as the property is within 500 feet of the Taconic Parkway. There was no comment or response.

Ann made a motion to close the public hearing with a second from Leah. All were in favor.

Richard established findings of no response or comments from notifications, the positive recommendation from the Planning Board and no adverse but rather an improved change in character of the neighborhood. Christian made a motion to accept the findings with a second from Ann. All voted in favor.

Leah made a motion to grant the variance with a second from Ann and all voted in favor.

At 6:43pm Leah made a motion to open the public hearing for the Robin Butcher application to rebuild an existing house with relief from zoning ordinance 4.3 front and rear yard setbacks. The Planning Board sent a qualified recommendation to approve conditional on updated site plan information for location of existing septic, slopes and note lot coverage percentage with garage. There is maximum 7% coverage per lot and determination made that it would be approximately 4% with the garage. Neighbors were notified as well as New York state as the property is within 500 feet of the Taconic Parkway. There was no comment or response. Leah made a motion to close the public hearing with a second from Ann and all in favor.

Richard established findings of no response or comments from notifications, the recommendation from the Planning Board as an updated site plan will be delivered and determination of lot coverage being less than 7%. Also, no adverse change in character of the neighborhood. Christian made a motion to accept the findings with a second from Leah. All voted in favor.

Ann made a motion to grant the variance with a second from Christian. All voted in favor.

With no further business, Leah made a motion to adjourn the meeting at 6:55pm. Anne seconded and all were in favor.