

**TOWN OF GALLATIN    Sept. 29, 2020**  
**Minutes of Public Hearing**

Rich Humphries- V. Chairman      Leah Cadwallader-Member  
Victor Miller-Member                Tom Garrick-Member  
Betty Harte-secretary

Applicant: Mika Ziv, Carole Godin, John Reilly

Public: Philip Peeples represented by Hilarie Thomas. A. Bota

**Call to Order:** V. Chairman Humphries opened the meeting at @ 6:30

**Minutes:** V. Chairman Humphries made a motion to accept the minutes from the previous meeting -second by Victor M. All in favor.

**Old Business:** Review of applications

V. Chairman Humphries made a motion to open Public Hearing, second by Leah C. All in favor.

Mika Ziv -adding a deck to the rear of the house that is under renovation -All paperwork is in order. Relief of section 4.3- requiring variance for setbacks. Tom G asked about "previous deck". Owner stated it was proposed but never built.

Leah C. made a motion to close the Public Hearing, second by Rich H.

**Findings:**

- No public comment
- Site visits were made
- Character of neighborhood will not be changed
- Deck on rear of the house
- All neighbors were notified by certified mail

Leah C. made a motion to accept the findings, second by Rich H. All in favor.

Rich H. made motion to grant the variance, second by Leah H. Vote-Victor M.-yes

Tom G. -no. Variance is granted.

John Reilly-proposing to build a residence of approximately 800 sq ft. Relief of Section 4.3-requiring variance for setbacks-rear and west side.

Rich H. made motion to open Public Hearing, second by Leah C. All in favor.

Phil Peebles (partner and directing Manager of Hilltop Farms LLC represented by Hillarie Thomas were acknowledged.

Victor M. directed questions to Mr. Peebles-Asked if he had written approval regarding this matter. Mr. Peebles stated he didn't need it since he is a partner and directing manager. He can make all decisions except sell parcel.

Hilltop Farms is adjacent to Mr. Reilly's parcel, and is for sale. (Since it is in the conservancy it will continue to be a farm).

John Reilly discussed the use of the land under 2 acres. Leah C. asked regarding the septic and well. Application was lacking this info.

Hilltop is not objecting to the structure but the location on the property. Could be sighted in the center of the lot.

John R. stated that he could move it 10-20 ft but then it would be structure would be higher.

It was decided that the Board would do a site visit with John R. and Mr. Peebles, Ms. Thomas on Sunday 10/4.

Rich H. made motion to adjourn the Public Hearing, second by Leah C. It will resume on 10/6. All in favor.

Neil Crystal-Installation of an above ground pool. Requesting relief from 4.3 for setbacks.

Leah C. made motion to open Public Hearing, second by Tom G. All in favor. Applicant not in attendance.

Site visit revealed that there wasn't another location for the pool. There had been a pool there many years prior. Tom G. noted the most above ground pools are

not considered permanent structures.

Leah C. made motion to close the Public Hearing, second by Rich H. All in favor.

Findings:

No Public Comment

All neighbors were notified by certified mail

Limited placement

Character of neighborhood will not be changed

Rich H. made motion to accept the findings, second by Leah C. All in favor.

Rich H. made motion to grant the variance, second by Leah C. All in favor.

Variance is granted.

Respectfully submitted,

Betty Harte/Secretary

**Adjournment:** With no further business, V. Chairman Humphries made a motion to close the meeting.

Respectfully submitted,

Betty Harte/Secretary  
Town of Gallatin/ZBA