

## TOWN OF GALLATIN PLANNING BOARD

c/o Terry Porter, Chairman  
572 Route 7  
Pine Plains, NY 12567

### CHAIRMAN

Terry Porter

### BOARD MEMBERS

Larry Brody  
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July 28, 2009

At a public hearing conducted on July 27, 2009, by resolution of the Town of Gallatin Planning Board, **Special Permit and Site Plan Approval** were granted to Stephen H. Bogdanffy for the operation of a Farm Market according to the Town of Gallatin Zoning Law, LL#2, 1999, on his property, tax parcel 193.-1-22.2, located at 287 Snyderville Road, Elizaville, NY 12523.

The findings of the Board are as follows:

1. While the site of the proposed Farm Market is an approximately 2 acre parcel, the property is a part of the overall farm operation of Feather Ridge Farms of more than 500 acres. The Zoning Enforcement officer, Drew Weaver, agrees that the Board can consider this application as being a part of the overall farm operation.
2. The Planning Board feels that this type of operation is in keeping with the rural character of the Town of Gallatin and compatible with the most recent Comprehensive Plan adopted in 2007.
3. While there might be somewhat increased traffic on Snyderville Road due to the Farm Market, the Board does not feel the increase to be significant causing the need of additional maintenance of the town road.
4. The Farm Market must be operated according to the Town of Gallatin Zoning Law, LL#2, 1999, Section 5.16, keeping this operation from becoming a local "convenience store."
5. When, and if, a "farm festival" is considered, a temporary permit must be issued by the Zoning Board of Appeals. Notices must be sent to neighbors within 200 feet of the property via certified mail and Public Notice must be placed in the official newspaper (currently, the Register Star) at least five days prior to a public hearing regarding the temporary permit.

The following conditions have been imposed on the Special Permit:

1. Signage must comply with Town of Gallatin Zoning Law, LL#2, 1999, section 5.30 (one sign, 32 sq. ft. maximum).
2. Hours of operation shall not exceed 7:00 am through 10:00 pm, seven days per week.
3. Exterior lighting, new and existing, must be downward facing lighting and designed so as not to cause glare or direct lighting to the neighboring properties.

4. Fence must be provided as per site plan along Snyderville Road discouraging on-street parking and restricting access to the site. Where the curb cut exists directly across from Bogdanffy Road, a gate must be provided to keep patrons of the Farm Market from using this entrance.
5. Driveway must be approved by the Town of Gallatin Highway Superintendent and must be located as indicated on the site plan with the entrance from Snyderville Road approximately 75 feet east of the western property line of the site. The Planning Board suggests that the driveway should be constructed of gravel to be compatible with the rural location.
6. Off-street parking must be provided according to the Town of Gallatin Zoning Law, LL#2, 1999, Section 5.24. The Planning Board suggests that the parking area should be constructed of gravel and should be a loosely defined area as indicated on the site plan on the south side of the barn being used for the Farm Market. Adequate off-street parking must be provided for the operation of the day to day business. On-street parking is not permitted.
7. Natural buffers between neighboring properties must be maintained.

Terry Porter, Chair  
Town of Gallatin Planning Board

cc: Town Board  
Building Inspector/Zoning Enforcement Officer  
Stephen Bogdanffy  
Katie Bogdanffy