



**TOWN OF GALWAY**  
**PLANNING BOARD**  
**SARATOGA COUNTY, NY**  
**ESTABLISHED 1792**

5910 Sacandaga Rd.  
Galway, NY 12074  
(518) 882-6070

**MINUTES OF PLANNING BOARD MEETING**

**Date/Time of Meeting:** April 27, 2021, 7:30 p.m.

**MEETING CALLED TO ORDER** at 7:30 p.m. by Ruthann Daino, Chair.

**MEMBERS PRESENT:** Rebecca Mitchell, David Schweizer and Kevin Symonds.

**MEMBERS ABSENT:** Win McIntyre.

**ALSO PRESENT:** James Trainor, Esq., Mike McNamara and approximately 6 people in attendance (in person and via zoom).

**REVIEW AND APPROVAL OF MINUTES:** All board members previously reviewed the minutes of the March 23, 2021 meeting. One correction needed. **Motion by David** to approve the minutes with the corrections. **Second by Kevin.** Voice vote: All ayes. Motion carried.

**CLERK'S REPORT:**

**CHAIR'S REPORT:** Ruthann has received and forwarded additional letters from Mike McNamara regarding TJA and will discuss them during their application portion of the meeting. Also, Ruthann looked into the three maps referenced in last month's clerk's report. All the maps filed with the County were all just survey maps that didn't need to come before the Board.

**PUBLIC HEARING:** None.

**PUBLIC MEETING: Application #PB21-004** - Application of Keehan Fuels for a Site Plan Review/Special Use Permit on property located at 1608 NYS Route 29 (tax parcel no.: 185.-2-4) in the Commercial C-1 District of the Town of Galway. There has been no new information submitted and they are not in attendance at tonight's meeting.

**Application # PB21-005** - Application of Don Johnston for a 2-Lot Subdivision on property located at 5140 Bliss Road (tax parcel no.: 200.-1-68.1) in the A/R District of the Town of Galway. Travis Mitchell is in attendance, via Zoom, to represent Mr. Johnston. The applicant is looking for a two lot subdivision. Approximate 62.5+/- acre subdividing approximately 59+/- acres in the nw corner of the lot. Short EAF form has been submitted with the application. Rebecca asks where the existing well and septic is on "Lot B - any idea how far they are from the new proposed property line? Travis does not know but will locate it and put its location on the map. No concerns from the Board.

SEQR review.

**Motion by Kevin** that based on the information and analysis, the proposed action will not result in any significant adverse environmental impact. **Second by David.** Voice vote: All ayes. Motion carried.

**Motion by Rebecca** to classify this application as a 2-lot minor subdivision and set for a public hearing. **Second by David.** Voice vote: All ayes. Motion carried.

**Application #PB21-006** - Application of Sandra Wheeler-Arey for a Lot Line Adjustment on properties located at 2589 Galway Road (tax parcel no.: 200-1-56) and the premises located to the South of Ballston Galway Road (tax parcel no.: 200-1-3) in the A/R District of the Town of Galway. Mr. Sutton is in attendance representing Ms. Wheeler-Arey. Mr. Sutton explains that Ms. Wheeler-Arey owns a 48 acre parcel on both sides (both the north and the south) of Ballston-Galway Road. This is one tax parcel. What she is asking is for permission to take the southern part of the south part of Ballston-Galway Road and add it another parcel that Ms. Wheeler-Arey owns directly to the east so that instead of the 48 acre parcel that straddles the road she will have one parcel on the north and the combined parcel on the south with the combined parcel on the south being approximately 45 acres. Ruthann asks if on the north side "4.1 and 4.2" are they separate lots? Mr. Sutton says that 4.1 is a separate lot also owned by Ms. Wheeler-Arey and is separate from both other tax parcels. Ruthann explains to Mr. Sutton that Ms. Wheeler-Arey will need to prepare a survey map. Mr. Sutton asks if the Board is okay with just surveying the property south of Ballston-Galway Road. The Board is okay with doing that. Mr. Trainor asks if they are actually subdividing the north piece from the south? Mr. Sutton explains yes - essentially they are changing the boundary of the southern end. They have two lots and are keeping two lots. Mr. Trainor asks how will real property look at this - what will they do about the tax parcel numbers. Mr. Sutton does not know what they will do but possibly, they will assign new numbers. It is not clear what they might do. Mr. Trainor explains that they might possibly require a formal subdivision to give new tax parcel numbers. Ruthann suggests that this is something that Mr. Sutton might want to run by real property. Mr. Sutton does not think they will be ready for public hearing until June. They will need a survey map before moving forward.

**Application #PB20-014** - Application of TJA -NY-1806 Perth Road Galway, LLC for construction and operation of a solar facility on property located at 1806 Perth Road (tax parcel no.: 199.-1-86) in the A/R District of the Town of Galway. Eric Kenna and Mike Frateschi are in attendance via zoom. Mr. Kenna goes over a few administrative things. Application has been submitted to the Army Corp. He has also put together a response letter for Mr. McNamera regarding his letter with comments, questions and concerns. Mr. Kenna goes over his letter (generally). They discuss grading; screening; potential landscaping; the northeast corner and the Mancini's property are the most critical visual areas; Ruthann explains that the Board doesn't have anything specific in mind regarding the landscaping but rather they were looking for a proposal from TJA as to what they propose. Mr. McNamara ask Mr. Kenna what is the timeline he is looking for on the SHPO and the Army Corp application. He thinks that he should get an initial response on the SHIPPO within 30 days and 30-45 days to hear from the Army Corp Unfortunately, they have no control over the time table. There are no other comments/questions from the Board. Mike Frateschi says that if the outstanding items

take longer than the next 30 days they will let us know so that the application can be tabled at next month's meeting because they do not want to waste the Board's time.

**PRIVILEGE OF THE FLOOR:** Mr. McPhearson is observing tonight's meeting via zoom. He is excited to see what is/will be happening with the solar project. He is in favor of the project. Also, he would like to suggest using sheep instead of mowing.

**OTHER BUSINESS:** There is a discussion about the letter sent to Mr. McKenzie (signature of his map) and to Mr. (Farm Stand application). Neither applicant has responded to the letters. Mr. Trainor will sent language for a new letter to go toe each applicant.

Ruthann called the permitting office at DOT. Mr. Casadei has submitted his permit application but DOT has not been able to look at it as they are back logged.

**Motion by David** to adjourn. **Second by Kevin.** Voice vote: All ayes. Motion carried.  
Meeting adjourned at 8:32 p.m.

Respectfully submitted,

*Donna Noble*

Donna Noble, Clerk