



TOWN OF GALWAY

*PLANNING BOARD
SARATOGA COUNTY, NY
ESTABLISHED 1792*

*P.O. Box 219
Galway, NY 12074
(518) 882-6070*

PLANNING BOARD MEETING AGENDA

Meeting Date/Time: February 22, 2011, 7:30 p.m.

Location: Town Hall – 5910 Sacandaga Road, Galway, NY

1. Convene Meeting
2. Roll Call
3. Review and approve minutes of October 2010 meeting
4. Clerk's Report
5. Chair's Report
6. Public Hearing – None Scheduled
7. Public Meeting
 - Application #11/001 – Request of Jessie Watson for subdivision of tax parcel #174.-1-26.2, a 67-acre lot of Gladys Ostrom located on Shaw Rd in the A/R district of the town of Galway, and a lot line adjustment with his adjacent property
8. Privilege of the Floor
9. Other Business
10. Adjournment



TOWN OF GALWAY

PLANNING BOARD
SARATOGA COUNTY, NY
ESTABLISHED 1792

P.O. Box 219
Galway, NY 12074
(518) 882-6070

MINUTES OF PLANNING BOARD MEETING

Date of Meeting: February 22, 2011

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

MEMBERS PRESENT: Ruthann Daino, Mary Lynn Kopper and Win McIntyre

MEMBERS ABSENT: Rebecca Mitchell (excused) and Michelle Morgan (uncertain as to whether or not Michelle has resigned from the board)

ALSO PRESENT: Carol DeLorme, Clerk, and 2 people in the audience (applicants only). Also present in the audience was Mike Tillson, town board liaison.

REVIEW AND APPROVAL OF MINUTES

All board members previously reviewed the minutes of the last meeting (October 26, 2010). **Motion by Mary Lynn Kopper** to approve minutes as distributed. **Seconded by Win McIntyre.** Voice vote: All ayes. **Motion carried.** Approved as presented.

CLERK'S REPORT

Transmittals from Saratoga County Clerk's Office:

Two maps filed in November 2010

- Minor subdivision of Lands of Robert J. & Eugene A. Gretkirewicz (approved in October 2010)
- Minor subdivision of Lands of Marion G. Pritchard, Jr. & LLA between Lands of Brian and Kathleen Pritchard and Lands of Marion G. Pritchard, Jr. (approved in October 2010)

One map filed in February 2011

- Survey map of Lands of Singh & Aletto, Inc. – SBL#185.10-1-59.1 to be conveyed to Anton & Sally Dreslin (**Note:** Board does not recall this subdivision coming before them for review/approval)

Communication received re: NYS Floodplain and Stormwater Managers Assoc Annual Conference to be held April 26 – 28, 2011 in Rochester, NY

CHAIR'S REPORT

Communication from County Real Property Re: Possible illegal subdivision filed – To be discussed later under Other Business

PUBLIC HEARING – None scheduled

PUBLIC MEETING

Application #11-001 – Request of Jessie Watson for subdivision and a lot line adjustment of tax parcel #174.-1-26.2, a 67-acre lot owned by Gladys Ostrom located on Shaw Rd in the A/R district of the town of Galway

Original parcel (2887 Shaw Rd) was approximately 87 acres. In 2009 Mrs. Shaw subdivided out 20 acres around the existing house, leaving approximately 67 acres which she has offered for sale. Mr. Watson would like to purchase the property, but in order to make it profitable for him he wishes to subdivide out 3 lots (two 5-acre lots and one 3-acre lot) on which he plans to build houses that he will then offer for sale. The remaining acreage (approximately 54 acres) would be annexed to Mr. Watson's property, which adjoins Mrs. Ostrom's property. Question posed is would this be considered a 3-lot or 4-lot subdivision. If considered 4 lots, it would put the subdivision request into a major subdivision status. After review/discussion board determined that since the proposed subdivision would only create 3 new building lots (the remaining property being annexed to Mr. Watson's property) it should be considered a 3-lot minor subdivision. Board also briefly discussed and reviewed Mr. Watson's proposal regarding the configuration of the lots. Some concern was raised regarding the creation of "flag lots" but consensus was that it was probably the most viable design considering the topography and steepness of the land along Shaw Road. Mr. Watson was advised that the roadway/driveway into the lots will have to be built according to town specifications regarding driveways in excess of 500' in length. Board also advised Mr. Watson to seek legal advice regarding driveway easements since he is proposing use of a common driveway for the three lots. Board determined adequate information was presented to complete SEQR review and classify the application. SEQR was then completed. **Motion by Win McIntyre to grant application #11/001 (application of Jessie Watson for subdivision of lands of Gladys Ostrom) a negative SEQR declaration. Seconded by Mary Lynn Kopper. Roll call vote: Ruthann Daino, yes; Mary Lynn Kopper, yes; Win McIntyre, yes. Motion carried. GRANTED A NEGATIVE SEQR DECLARATION. Motion by Mary Lynn Kopper to classify application #11/001 as a 3-lot minor subdivision of 13 ± acres and a lot line adjustment/annexation of 54± acres. Seconded by Win McIntyre. Roll call vote: Ruthann Daino, yes; Mary Lynn Kopper, yes; Win McIntyre, yes. Motion carried. CLASSIFIED A 3-LOT MINOR SUBDIVISION AND LOT LINE ADJUSTMENT/ANNEXATION.**

Board reviewed information that needs to be included on survey maps with the applicant. When Mr. Watson was asked if he thought he could get his survey maps completed in time for public hearing in March (minimum of 14 days prior to meeting date), he responded that he was not sure. If he cannot he will contact the Clerk and public hearing can be delayed to April of whenever he is ready to proceed. (10 copies of survey/subdivision maps should be submitted.)

PRIVILEGE OF THE FLOOR – None requested

OTHER BUSINESS

Chair reported on status of the Smiths (Galway Veterinary Hospital) SUP. It is Chair's understanding that they have made application for their building permit (Mike Tillson confirmed this). Therefore, this can probably be considered as beginning construction and further extensions should not be necessary.

Mary Lynn Kopper reported that her husband, Herb (ZBA member) has received a Certificate of Completion of Level 1 accreditation.

Chair reviewed the communication received from SCRP regarding "illegal" subdivision. Property is that of Charles Quinlan. Apparently he subdivided approximately 1.5 acres that contain an existing house and transferred the property to a family member. Chair reported that Mr. Quinlan inquired about it prior to the October meeting and was told it appeared the proposal would constitute a subdivision thereby requiring PB review/approval and that further it appeared to require ZBA review/approval as the lot being created is less than the required 3 acre minimum. Apparently Mr. Quinlan went ahead and did the subdivision anyway and the County accepted/filed the subdivision.

Board revisited the matter of the memo sent to code enforcement officer last year (3/31/10) regarding suspected SUP violations. Mike Tillson reported that since Mark Concilla's departure they have not seen any evidence that any action was taken. Suggested the board give new code enforcement time to be trained and then resubmit their request.

ADJOURNMENT - Motion for adjournment by Mary Lynn Kopper. Seconded by Win McIntyre.
Voice Vote: All ayes. Motion carried. Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Carol L. DeLorme

Carol L. DeLorme, Clerk