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**LEGAL NOTICE  
TOWN OF GALWAY  
Planning Board**  
**NOTICE IS HEREBY GIVEN**  
that a public hearing will be held by the town of Galway Planning Board on Tuesday, February 23, 2021 beginning at 7:30 p.m. in the Town Hall, 5910 Sacandaga Road, Galway, New York, to consider the following application:  
Application #PB21-001  
- Application of Ryan Christopher for a Site Plan Review/Special Use Permit (auto repair) on property located at 2948 Route 29 (tax parcel no.: 174.-1-24.1) in the A/R District of the Town of Galway.  
Donna M. Noble  
Clerk  
2/21 2430390

<p>Date: 02/12/21</p> <p>Account #: 90010 Company Name: TOWN OF GALWAY</p> <p>Address: 5910 SACANDAGA RD. GALWAY</p> <p>Telephone: (518) 882-6070 Fax:</p>	<p>Publications: THE DAILY GAZETTE, Online Advertising</p>
<p>Ad ID: 2430390 Copy Line: Planning Board Feb. 23,2021</p> <p>PO Number: Start: 02/16/21 Stop: Total Cost: \$15.39 # of Lines: 27 Total Depth: 2.417 # of Inserts: 2 Ad Class: 101</p>	



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

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

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**TOWN OF GALWAY**

**PLANNING BOARD MEETING REVISED AGENDA**

Meeting Date/Time: **February 23, 2021 - 7:30 p.m.**

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

1. Convene Meeting
2. Roll Call
3. Review of minutes of the **January 26, 2021** meeting
4. Clerk's Report
5. Chair's Report
6. Public Hearing:
7. **Application #PB21-002** - Application of Ryan Christopher for a Site Plan Review/Special Use Permit (auto repair) on property located at 2948 Route 29 (tax parcel no.: 174.-1-24.1) in the A/R District of the Town of Galway.
8. Public Meeting:  
**Application #PB21-002** - Application of Ryan Christopher for a Site Plan Review/Special Use Permit (auto repair) on property located at 2948 Route 29 (tax parcel no.: 174.-1-24.1) in the A/R District of the Town of Galway.  
**Application #21-002** - Application of Kim Bellizzi for a Site Plan Review/Special Use Permit (980 sq. ft. dwelling) on property located at 5849 Greens Corner Road (185.-2-20.22) in the A/R District of the Town of Galway.  
**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.
8. Privilege of the floor
9. Other business
10. Adjournment

**\*\*Applicants - please wear a mask when attending this meeting. Also, please wait in the parking lot until your matter is called before the Planning Board.**

**THANK YOU in advance for your cooperation.**



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**PLANNING BOARD**  
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**MINUTES OF PLANNING BOARD MEETING**

**Date/Time of Meeting:** February 23, 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. (via zoom), and 5 other people (in person and via zoom).

**REVIEW AND APPROVAL OF MINUTES:** All board members previously reviewed the minutes of the January 26, 2021 meeting. Corrections needed. **Motion by David** to approve the minutes with the corrections. **Second by Rebecca.** Voice vote: All ayes. Motion carried.

**CLERK'S REPORT:** None.

**CHAIR'S REPORT:** Ruthann has received e-mail correspondence regarding the Galway Co-Op and the Solar Farm project. Mike McNamara introduces Charlie Baker, who will take over Mike's position as the town engineer. Mike will continue working with the town through the Solar Project and the Farm Stand project.

**PUBLIC HEARING: Application #PB21-002** - Application of Ryan Christopher for a Site Plan Review/Special Use Permit (auto repair) on property located at 2948 Route 29 (tax parcel no.: 174.-1-24.1) in the A/R District of the Town of Galway. Mr. Christopher is present. At last month's meeting the board asked that Mr. Christopher add a site map to the map and also, the edge of the pavement be labeled. This has not been done yet because of the snow. Mr. Christopher will have the engineer/surveyor come to the property once the snow is gone. The amount of parking spaces are fine per the code. This application will need to go to the County Planning Board as it is located on a State Road. The board cannot take action tonight until they receive feedback from the County Planning Board.

**PUBLIC MEETING: Application #PB21-002** - Application of Ryan Christopher for a Site Plan Review/Special Use Permit (auto repair) on property located at 2948 Route 29 (tax parcel no.: 174.-1-24.1) in the A/R District of the Town of Galway. Again, the board cannot take action on this application tonight. It will be heard at next month's meeting after the County Planning Board gives feedback.

**Application #21-002** - Application of Kim Bellizzi for a Site Plan Review/Special Use Permit (980 sq. ft. dwelling) on property located at 5849 Greens Corner Road (185.-2-20.22) in the A/R District of the Town of Galway. Mr. and Mrs. Bellizzi are in attendance. They explain that they would like to build a guest house for Mrs. Bellizzi's mother. They will share a well. They are not certain they will need a second septic system. The existing house is 2,800 square feet. The proposed new home is 980 square feet. They are well within the parameters of the code. Trevor expresses concern over fire department access. This is an open lot, not wooded. The new home can be driven to in the summer. It will be more difficult to access in the winter. There are no other questions or concerns from the board.

**Motion by David** that this is a type 2 and does not require SEQR review. Second by Kevin. Voice vote: All ayes. Motion carried.

**Motion by Kevin** to set for a public hearing. Second by David. Voice vote: All ayes. Motion carried.

**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. Update: C&S went to the site on Friday and put up markers and two sections of fencing to see what the site would look like. The fence was visible from the Jenkins backyard. Also, you could clearly see the back of the Mancini's house standing at the markers. Applicant is willing to do what they need to regarding the buffering. Ruthann explains the copies of the e-mail she received and made for the board members. Rebecca questions the tree removal language in the code and how it is/should be interpreted. Mr. Trainor explains that "should" is interpreted as if you can, you should but it is not mandatory. Eric (comes in at the end of this discussion via zoom) also says that they will have everything submitted for next month's meeting. There are no other questions for Eric tonight.

**Application #PB-21-003** - Application of Galway Co-Op for a Site Plan Review/Special Use Permit on property located at 6049 Fish House Road (172.-1-57) in the Commercial C-1 District of the Town of Galway. Michael Casadei and Dominick Arico are in attendance. Mr. Arico explains the new site plan map that has been submitted. There are not many site changes. There will no longer be a liquor store. There are two apartments upstairs (a two bedroom apartment and a one bedroom apartment). The site still shows a three bedroom apartment. It does not meet code to have three bedrooms but the bathroom will stay. The area in the back (downstairs, below the apartments) will now be storage. Ruthann points out that the previous plan had notes on it (#5, variance granted 10/1/2019) but it is not on this new plan. Mr. Arico says that was a mistake and it will be added. Ruthann also asks what the status of the curb-cut permit is. They explain that there is no longer a need for a curb cut permit because there will not be a retail store in the building. It will remain "as is". This application will have to go to the County Planning Board for review as it is on the corner of a State and County Road. This is now a mixed use - Commercial and Residential. Need to: Put missing note back on the Plan. SEQR will not be done this evening as the board will wait for the County Planning Board to comment.

**PRIVILEGE OF THE FLOOR:** None.

**OTHER BUSINESS:** Nothing has been heard regarding the Farm Stand application. Ruthann and Mr. Trainor would like a letter sent to them asking what their intentions are regarding this application.

**Motion by Rebecca** to adjourn. **Second by Kevin.** Voice vote: All ayes. Motion carried. Meeting adjourned at 9:05 p.m.

Respectfully submitted,

*Donna Noble*

Donna Noble, Clerk