



## **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 24, 2015 - 7:30 p.m.**

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

1. Convene Meeting
2. Roll Call
3. Review of minutes of November 25, 2014 meeting
4. Clerk's Report
5. Chair's Report
6. Public Hearings:
  - **Application #PB14017** – Application of (Chad Loya) Chad's Automotive, tax parcel no.: 172.-1-61 for a site plan approval/special use permit for an automotive repair shop. Subject property is located at 6050 Fish House Road in the commercial district of the town of Galway
7. Public Meetings:
  - **Application #PB14017** - Application of (Chad Loya) Chad's Automotive, tax parcel no.: 172.-1-61.
  - **Application #PB15001** - Application of Tina Bagley, tax parcel no.: 172.-1-50 – preliminary review, classification, SEQR
8. Privilege of the floor
9. Other business
10. Adjournment

**TOWN OF GALWAY  
Planning Board  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Town of Galway Planning Board will conduct a public hearing on Tuesday, February 24, 2015 at 7:30 p.m. in the Town Hall, 5910 Sacandaga Road, Galway, NY, to consider the following applications:

- **Application #PB14017** - Application of (Chad Loya) Chad's Automotive, tax parcel no.: 172.-1-61 for a site plan approval/special use permit for an automotive repair shop. Subject property is located at 6050 Fish House Road in the commercial district of the town of Galway.
- **Application #PB15001** - Application of Tina Bagley, tax parcel no.: 172.-1-50 for a 3 lot minor subdivision of an approximate 19.83 acre parcel. Subject property is located at 1196 Route 29 in the commercial district of the town of Galway.

Donna M. Noble  
Clerk

## **MINUTES OF PLANNING BOARD MEETING**

Date/Time of Meeting: February 24, 2015 - 7:30 p.m.

**MEETING CALLED TO ORDER** at 7:31 p.m. by Chair, Ruthann Daino.

**MEMBERS PRESENT:** Ruthann Daino, Rebecca Mitchell, Mary Lynn Kopper, Win McIntyre, Mikel Shakarjian, and Donna Noble, Clerk

**MEMBERS ABSENT:** None

**ALSO PRESENT:** Present in the audience: Martin Pozefsky, Esq., Rod Wilday Applicants Chad Loya, Tina Bagley and 1 other person

### **REVIEW AND APPROVAL OF MINUTES:**

All board members previously reviewed the minutes of the November 25, 2014 meeting. **Motion by Marylynn** to approve the minutes as presented. **Second by Mikel.** Voice vote: All ayes. Motion carried.

**CLERK'S REPORT:** None

**CHAIR'S REPORT:** None

**PUBLIC HEARING:** - Opened at 7:34

**Application #PB14017 – Application of (Chad Loya) Chad's Automotive, tax parcel no.: 172.-1-61 for a site plan approval/special use permit for an automotive repair shop. Subject property is located at 6050 Fish House Road in the commercial district of the town of Galway**

No comments/questions from the audience

**Motion to close public hearing by Win. Second by Marylynn.** Voice vote: All ayes. Motion carried.

### **PUBLIC MEETING:**

**Application #PB14017 – Application of (Chad Loya) Chad's Automotive, tax parcel no.: 172.-1-61 for a site plan approval/special use permit for an automotive repair shop. Subject property is located at 6050 Fish House Road in the commercial district of the town of Galway**

Applicant present. Ruthann asks if there are any questions or concerns. Mr. Loya needs to sign his application and submit the application fee of \$100.00. Mr. Loya will drop off check tomorrow (Wednesday). Marylynn asks how many cars can be on the lot. Ruthann says that it has been previously discussed. The board reviews previously requested documents. Win asks when was the septic system installed? Mr. Loya is unsure but was told it was a good system. Ruthann asks what will be the general use of the property? Mr. Loya says it will be used for general roadside service issues. There is a question of how many cars (registered and un-registered) can be on the property. Ruthann looks through the book to see what the number is. Win asks wasn't there talk of selling cars in the future. Mr. Loya says yes, in the future he would like to sell a few cars. Can limit the number to six (6) cars to be stored or sold. Ruthann asks what will the hours of operation be? Mr. Loya says 8 a.m. to 6 p.m. Ruthann asks if there are any other issues they would like to see addressed in the special use permit. Marylynn asks about used oil. Ruthann says they can address it in the special use permit that the oil cannot be stored for more than thirty (30) days. There is discussion about the amount of car on the property. Will the number of six cars be the total amount of cars stored on the property or will it be just the amount of cars Mr. Loya will be working on? Ruthann says it will cover both by limiting how many cars can be parked there at one time. Either they are there because they are being worked on or because they are up for sale. There is talk of where the cars will be located. The cars will have to be along the side of the building, not in the front yard because the front yard set back is 100 feet. Martin asks if the County Planning Board was notified. Ruthann reads letter from the Saratoga County Planning Board. Ruthann says we can issue a special use permit contingent on Saratoga County's review and approval of the existing driveways. Mr. Loya will have to follow-up with Saratoga County (copy of letter given to Mr. Loya). There is discussion of Mr. Loya selling cars. Because of the lot size, when he is ready to sell cars he will need to come before the Zoning Board of Appeals for a variance because the zoning ordinance requires a five (5) acre lot. Discussion about the sign. Mr. Loya says he will keep and use the existing sign.

**Motion brought by Win** to approve application #PB14017 for a site plan approval/special use permit for an automotive repair shop. **Second by Rebecca.** Voice vote: All ayes. Motion carried.

**Application #PB15001 - Application of Tina Bagley, tax parcel no.: 172.-1-50 – preliminary review, classification, SEQR for a 3 lot minor subdivision. Subject property is located at 1196 Route 29 in the commercial district of the Town of Galway**

Applicant present. Ms. Bagley gives an overview of what she is looking to do. Would like to divide one (1) parcel into three (3) parcels. The store on one parcel, the house and trailer on another and approximately fourteen acres in back will be the third lot. The approximate fourteen (14) acres could have

wetlands. DEC is referenced in Ms. Bagley's application. Discussion about the DEC issue. Two (2) years ago they put in test wells. Problem started in 2003. DEC is monitoring the situation. In C-1 zone you need 250 feet of frontage. The issue is that the property line has to be fifty (50) feet from a building. It does not look like there is fifty (50) feet between the building and the house. There is discussion of how many wells are on the property. Is the house and Vasels using the same well? Yes. Ruthann says that Vasels will have to have its own well to be sold and the Planning Board will need to see a proposed well location. Also, will need to see where the septic is located to ensure they are one hundred (100) feet apart from each other. Because of the distance between the store and the house, The Planning Board refers Ms. Bagley to the Zoning Board of Appeals for a variance.

**Motion to close public meeting by Rebecca. Second by Marylynn.** Voice vote: All ayes. Motion carried.

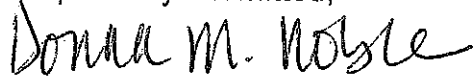
**PRIVILEGE OF THE FLOOR:** None

**OTHER BUSINESS:**

Discussion regarding Mr. Casadei/Galway Co-Op. Mr. Casadei is working with the County. There are concerns and questions regarding Mr. Casadei and the Galway Co-Op. The Board would like Chet to come to the March meeting to give an update. If there is not a March meeting, have him send an e-mail.

**Motion for adjournment by Mary Lynn. Second by Win.** Voice vote: All ayes. Motion carried. Meeting adjourned at 8:48 p.m.

Respectfully submitted,



Donna M. Noble, Clerk