



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: January 24, 2012 – 7:30 p.m.

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

1. Convene Meeting
2. Roll Call
3. Review of minutes of previous meeting (October 25, 2011)
4. Clerk's Report
5. Chair's Report
6. Public Hearing – None scheduled
7. Public Meeting
 - Application #12/001 – Request of Patricia Goggins (Estate of Grace Gavin) for a lot line adjustment: Combining tax parcel #s 185.17-1-19 and 185.17-1-20 in the Lake District
 - Application #12/002-A and 12/002-B - Request of Dorothy Zweighaft (Estate of Fred Sanders) and John Bruce Sanders for creation of two building lots from portion of Lands of Fred Sanders (tax parcel #212.-1-29.1) lying east of Sacandaga Rd and merger [annexation] of remaining acreage of Sanders property lying east of Sacandaga Rd (approximately 5 acres) to existing 1.96-acre property of Dorothy Zweighaft (tax parcel #212.-1-29.2)
8. Privilege of the Floor
9. Other Business
10. Adjournment



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MINUTES OF PLANNING BOARD MEETING

Date/Time of Meeting: January 24, 2012 – 7:30 p.m.

MEETING CALLED TO ORDER at 7:34 p.m. by Chair, Ruthann Daino.

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

MEMBERS ABSENT: None

ALSO PRESENT: Carol DeLorme, Clerk. Present in the audience: Mike Tillson (town board liaison) and approximately 5 people (including applicants).

REVIEW AND APPROVAL OF MINUTES

All board members previously reviewed the minutes of the October 25, 2011 meeting. **Motion by Mary Lynn Kopper** to approve the minutes as presented. **Second by Mikel Shakarjian.** Voice vote: All ayes. **Motion carried.** Minutes approved without change.

CLERK'S REPORT

Transmittal received in November from Saratoga County Clerk's Office: 2 maps were filed during the month of October 2011: Survey & map of lands leased by Marvin J. & Gail R. Henderson situated in Ruback's Grove (Noted that this matter did not come before the PB), and Minor subdivision of Lands of Dirk J. & Vickie Weaver.

Transmittal received in December from Saratoga County Clerk's Office: 1 map was filed during the month of November 2011: Minor subdivision of Lands of George W. Stanislawski.

CHAIR'S REPORT – Had a conversation with Judy Kenyon regarding her and her sister's (Joanne Gomula) request for subdivision. Will discuss further under 'Other Business'.

PUBLIC HEARING – None scheduled

PUBLIC MEETING

Application #12/001 – Application of Patricia Goggins (o/b/o Estate of Grace Gavin) requesting lot line adjustments resulting in the combining tax parcel #s 185.17-1-19, 185.17-1-20 and 185.17-2-5, all located on Camp Avenue in the Lake District.

Surveyor, Andrew Schauffert, was present representing the applicant. Mrs. Gavin died in 2008 leaving the land to her children. There are currently 3 separate parcels and they feel it makes sense to combine them so there is only one tax parcel resulting in one tax bill. Also, should they wish to do something with it in the future and it would be easier if it was one parcel. There are no immediate plans for development, however. Resulting acreage will be around a half acre.

There are currently no structures on any of the lots. It was discussed and noted that any building would require variance from setback requirements by the Zoning Board of Appeals. Following discussion among PB members it was consensus of opinion that since these are pre-existing non-conforming lots, combining them does not worsen the situation (actually improves it somewhat) and should not be viewed as approving an unbuildable lot. Map submitted clearly delineates the building setback lines. Therefore it should be evident that variances would be required. No questions/comments from audience. No further questions or comments from board members. **Motion by Mary Lynn Kopper** to classify application #12/001, the request of Patricia Goggins o/b/o the Estate of Grace Gavin, a lot line adjustment and to waive all further subdivision regulations and fees including SEQR review/classification and public hearing. **Second by Win McIntyre**. Roll call vote: Ruthann Daino, yes; Win McIntyre, yes; Mary Lynn Kopper, yes; Mikel Shakarjian, yes; Rebecca Mitchell, yes. All ayes. Motion carried. CLASSIFIED A LOT LINE ADJUSTMENT. SEQRA AND PUBLIC HEARING WAIVED. **Motion by Win McIntyre** to grant final approval to application #12/001, request for lot line adjustments thereby combining tax parcel #s 185.17-1-19, 185.17-1-20 and 185.17-2-5, and approve for filing. **Second by Mary Lynn Kopper**. Roll call vote: All ayes. Motion carried. GRANTED FINAL APPROVAL FOR LOT LINE ADJUSTMENT. Mr. Schauffert was instructed to submit 1 Mylar and 2 paper copies of the approved survey/subdivision map for signing by the Chair. Following signing 1 Mylar and 1 paper copy must be filed with the Office of the Saratoga County Clerk within 62 days.

Application #12/002-A and 12/002-B - Applications of John Bruce Sanders and Dorothy Zweighaft (o/b/o the Estate of Fred Sanders) for creation of two building lots from a portion of Lands of Fred Sanders (tax parcel #212.-1-29.11) lying east of Sacandaga Rd and merger [annexation] of remaining acreage (approximately 5 acres) to existing 1.96-acre property of Dorothy Zweighaft (tax parcel #212.-1-29.2)

Both applicants were present as was their surveyor, Art Carpenter. Clerk asked for clarification of the tax parcel # on the parent parcel. Mr. Carpenter confirmed that the parent parcel is 212.-1-29.11. It was formerly 212.-1-29.1 but was renumbered following the subdivision of 2008. The current request is to create 2 additional building lots from the portion of 212.-1-29.11 that lies east of Sacandaga Rd (Rte 147) and then annexation of the remaining acreage (approximately 5 acres) to the tax parcel #212.-1-29.2, Lands of Dorothy Zweighaft. Following discussion it was decided that the proposal would result in the creation of 2 new lots. This, in combination with the previous subdivisions will result in a 4 lot minor subdivision. The acreage being annexed would not be considered a lot due to the fact that it is being annexed. Brief discussion took place between board members and the surveyor regarding wetlands delineation. Mr. Carpenter agreed to modify the survey/subdivision map to show the 100' wetlands buffer. It was the opinion of the board that the two applications can be handled concurrently. **Motion by Win McIntyre** to classify Application #12/002-B, application of Dorothy Zweighaft, a lot line adjustment/annexation and to waive all further subdivision regulations including SEQRA review. **Second by Mikel Shakarjian**. Roll call vote: Ruthann Daino, yes; Win McIntyre, yes; Mary Lynn Kopper, yes; Mikel Shakarjian, yes; Rebecca Mitchell, yes. All ayes. Motion carried. CLASSIFIED A LOT LINE ADJUSTMENT. SEQRA waived. Chair then conducted SEQRA review on Application #12/002-A. **Motion by Rebecca Mitchell** to grant a negative SEQRA declaration to Application #12/002-A. **Second by Mary Lynn Kopper**. Roll call vote: All

eyes. Motion carried. GRANTED A NEGATIVE SEQRA DECLARATION. Chair discussed driveway access for these lots with Mr. Sanders and Mr. Carpenter. Mr. Sanders reported that there are existing driveways to each of these parcels; however they are used very infrequently. Chair suggested that he contact NYS DOT just to make certain they continue to be viable sites for driveways. No further discussion. **Motion by Rebecca Mitchell** to classify Application #12/002-A, application for subdivision by Dorothy Zweighaft, a 4 lot minor subdivision of a portion of Lands of the Estate of Fred Sanders (tax parcel #212.-1-29.11) lying east of Sacandaga Road with an accompanying lot line adjustment/annexation of an approximate 5.06 acres to tax parcel #212.-1-29.2, Lands of Dorothy Zweighaft. **Second by Mikel Shakarjian.** Roll call vote: All ayes. Motion carried. CLASSIFIED A 4-LOT MINOR SUBDIVISION WITH LOT LINE ADJUSTMENT/ANNEXATION. Public hearing to be held next month (February 28, 2012).

PRIVILEGE OF THE FLOOR – None requested

OTHER BUSINESS

Chair reported she had a telephone conversation with Judy Kenyon. Judy apparently no longer lives with her sister and therefore does not have access to the land her sister was going to convey to her. For this reason she asked that the board dismiss the application for subdivision. Board discussed the matter and decided the application should be dismissed without prejudice. Should they wish to pursue the matter at some future date they can then submit a new application. **Motion by Mary Lynn Kopper** to dismiss without prejudice Application #11/008, application for subdivision by Joanne and Ronald Gomula. **Second by Win McIntyre.** Roll call vote: All ayes. Motion carried. APPLICATION DISMISSED WITHOUT PREJUDICE.

Board members reviewed the current PB Fee Schedule to see if anyone would like to recommend changes. No changes were suggested.

Clerk asked for any updates of member roster. There are no changes.
Clerk also gave each member a copy of a report of PB activity for the calendar year 2011.

ADJOURNMENT - Motion to adjourn by Mary Lynn Kopper. **Second by Win McIntyre.**
Voice Vote: All ayes. Motion carried. Meeting adjourned at 8:23 p.m.

Respectfully submitted,

Carol L. DeLorme

Carol L. DeLorme, Clerk