



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

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

**PLANNING BOARD MEETING REVISED AGENDA**

Meeting Date/Time: **January 26, 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 **December 22, 2020** meeting
4. Clerk's Report
5. Chair's Report
6. Public Hearing:
7. 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 #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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**MINUTES OF PLANNING BOARD MEETING**

**Date/Time of Meeting:** January 26, 2021, 7:30 p.m.

**MEETING CALLED TO ORDER** at 7:30 p.m. by Ruthann Daino, Chair. This is an online meeting via Zoom.

**MEMBERS PRESENT:** Rebecca Mitchell, Win McIntyre, David Schweizer (late) and Kevin Symonds.

**MEMBERS ABSENT:** None.

**ALSO PRESENT:** James Trainor, Esq., and 4 other people.

**REVIEW AND APPROVAL OF MINUTES:** All board members previously reviewed the minutes of the December 22, 2020 meeting. Corrections needed. **Motion by Kevin** to approve the minutes with the correction. **Second by Rebecca.** Voice vote: Three ayes, one abstain (Win). Motion carried.

**CLERK'S REPORT:** Two maps filed: Survey Map and Boundary Line Adjustment of Lands of Christopher Booth; and Lot Line Adjustment Between Lands of Schleich and Lima.

**CHAIR'S REPORT:** Burton 3-Lot Subdivision maps have been signed. There has been a lot of correspondence regarding TJA Solar which will be discussed later.

**PUBLIC HEARING:** None.

**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. Ruthann asks Mr. Christopher for a summary of what he is proposing for the site. Mr. Christopher explains that he owns a shop in Middle Grove. He bought this property because he needs a bigger building. He isn't looking to make major changes he just needs more space. He currently has three employees, that will not change. Mr. Christopher has owned the property since December 31, 2019. The property is not currently being used. Ruthann explains that an auto repair shop is not allowed in the A/R district but the building has always been used as commercial. Ruthann suggests that this application may have to go to the ZBA for a use variance. Mr. Trainor asks Mr. Christopher the history of the building. His understanding is that Sparks owned it from 1998 and used it as an excavating/trucking operation. They then leased it to Van Auken until November, 2019. Mr. Christopher bought it in December, 2019. He is unsure of the exact date that Van Auken started doing business at this property but it was almost immediately after Sparks stopped doing business. Mr. Christopher has been working on the site and the building since he has owned it. Mr. Trainor explains that there doesn't appear

to be a length of time that the building wasn't being used. He says this is pre-existing/non conforming use. "Grandfathered" and that this application could go to the ZBA but could also stay with the PB as this has been a commercial use for over 30 years. Ruthann asks the board what they would like to do. They agree that the matter will stay with the Planning Board. The one acre lot with the long driveway belongs to Mr. Christopher. There are existing parking spaces which is asphalt. Mr. Christopher explains that they do oil changes and the oil is recycled and used for heating the building. Ruthann explains to Mr. Christopher that a site map needs to be added to the map. The site plan is what it is. There is no new work to be done. Ruthann also asks for the edge of the pavement be labeled on the site plan.

#### **SEQR Review**

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

**Motion by Kevin** to set this application 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 on this file: December 16, 2020 the public hearing was closed. The 62 days to act will expire but TJA has agreed to extend the time and will have new information to the board either February or March.

**PRIVILEGE OF THE FLOOR:** Amy O'Brien and Charles Gottlieb have are in attendance. They have been retained by residents of Galway to discuss TJA Solar Project. They have mailed a letter dated January 22, 2021. They and the board go through some of the points of the letter. They are unclear and/or confused on some parts of the application: Solar zoning compliance, lot coverage, wetlands (100 year flood plan). They are also concerned that all of the agencies that need to be notified of this project have not been notified. They have a FOIL request. Ruthann explains that once they have received all of the requested documents, their questions will be addressed/answered.

**OTHER BUSINESS:** None.

**Motion by David** to adjourn. **Second by Kevin.** Voice vote: All ayes. Motion carried. Meeting adjourned at 8:11 p.m.

Respectfully submitted,

*Donna Noble*

Donna Noble, Clerk