



TOWN OF GALWAY

PLANNING BOARD
SARATOGA COUNTY, NY
ESTABLISHED 1792

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

Town of Galway Planning Board Minutes for January 28, 2014

The meeting called to order at 7:30 pm by Chair Daino.

Roll: Call: Chair Daino and members Shakarjian, Mitchell, Kopper and McIntyre.

Also present: Attorney Pozefsky, Town Board Liaison Wilday and secretary Talmadge.

Chair Daino welcomed Town Board Liaison Rod Wilday.

McIntyre made a motion to approve the December 17, 2013 meeting minutes with content as written with one spelling error.

Kopper made a second.

All members voted in favor.

Public hearing Application No. 13-011 – 2 lot subdivision – lands of Milton – Tax ID 199.-1-31.1 located on the southeast corner of Crane Rd and Ballston Galway Rd.

There was no representative present to represent the subdivision.

Kopper made a motion to table the subdivision application, instructed the secretary to notify in writing to the applicant that somebody must appear at the meeting in order to proceed.

McIntyre made a second to the motion.

All members voted in favor.

Public hearing Application No. 13-012 – Site Plan and Special Use Permit for business office located at 6049 Fish House Road Tax ID 172.-7-57 – Galway Coop.com LLC.

The application was represented by Mr. Cassadi.

Chair Daino opened the public hearing.

There were no public comments regarding the application.

The public hearing was closed.

Public meeting Application No. 13-012

Chair Daino opened the public meeting for board and applicant discussion.

McIntyre indicated he had reviewed the engineering letter from Mr. Casadi's engineer and it is acceptable.

Chair Daino advised she had received correspondence from the town engineer regarding the engineering report regarding the septic system. He recommends the septic be looked at again in better weather.

Chair Daino clarified the entrance and exit shall be on Fish House Rd only.

Upon inquiry about the well location, Mr. Cassadi approached the board and indicated on the plan where the approximate location of the well is.

McIntyre continued in regards to the septic indicating that septic systems are designed to operate in the winter as well as in warmer weather – the D-Box tells a lot about the system and if it is working - there was a fair amount of work done for the septic information and they were able to do an inspection - believes the letter is sufficient.

Mitchell indicated the letter does not provide information whether or not it is sufficient for a four employee office.

Cassadi explained there is a 500 gallon tank that is pre-existing and there would be no showers, kitchen, and the only use is for toilet and sink.

Discussion ensued.

Cassadi indicated he would like outdoor storage of new empty propane tanks. Outdoor storage was discussed at length.

Daino advised there are no details regarding screening or placement.

Cassadi indicated he would come back at another time to have the board look at outdoor storage of the propane tanks and would only be interested in approval for the office use at this time.

Pozefsky advised that any future change in use would be subject to zoning laws.

Daino specified that any approval would have the following conditions:

1. The entrance would be limited to Fish House Road only.
2. One free standing sign as code allows.
3. One wall sign as code allows.
4. No storage of propane or tanks.
5. Lighted signage as code allows.
6. Site plan approval is for office use only and any other changes would require a re-visit to site plan and/or a variance, whatever the zoning code directs.
7. Special Use permit is for office use only.

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McIntyre made a motion to approve the Site Plan and Special Use Permit with the aforementioned conditions.

Kopper made a second to the motion.

All members voted in favor of the motion.

Review Application No. 14-001 – Both Lot Line Adjustment at 2472 Old Mill Road Tax ID 186.-2-2.

The application was represented by Attorney DeVall.

Mr. DeVall explained the driveway encroachment has been in existence for 40-50 years.

After a survey, it was discovered the driveway is located on the Auerbach property.

Mr. Auerbach has agreed to a lot line adjustment to eliminate the minor encroachment where Mr. Booth's driveway meets Old Mill Road.

Discussion ensued.

A section of the tax map will be submitted showing the entire parcels involved with acreage, assuring that there is no approval for an undersized building lot.

Daino advised the SEQR and subdivision requirements may be waived by the board for a lot line adjustment.

A motion was made by Mitchell to waive SEQR and Subdivision requirements and approve the lot line adjustment as shown on survey map by John G. Gay dated June 24, 2013 subject to the tax map information being submitted and approved by the board Chair upon signing of the final survey map.

Shakarjian made a second to the motion.

All members voted in favor.

Privilege of the Floor

James Brust – inquiring regarding use of 1525 Route 29 for a retail business.

Upon retrieval of the original file for the property, it was advised that the owner of the office building must come in to the board for modification of their approved Site Plan and Special Use Permit. Daino indicated the use is allowed in that zoning district.

There was no other business.

The meeting was adjourned at 9:00 pm.

Submitted by Susan Talmadge, Clerk