



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

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

RECEIVED  
JUL 16 2019  
TOWN OF GALWAY

**PLANNING BOARD MEETING AGENDA**

Meeting Date/Time: **July 23, 2019 - 7:30 p.m.**

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

1. Convene Meeting
2. Roll Call
3. Review of minutes of June 25, 2019 meeting
4. Clerk's Report
5. Chair's Report
6. Public Hearing:
7. **Application #PB19-004** - Application of John P. Mechanick for a lot line adjustment on properties located at 2124 Hermance Road (tax parcel no.: 186.00-1-25) and Hermance Road (tax parcel no.: 186.00-1-84.2) in the A/R District of the Town of Galway.  
**Application #PB19-005** - Application of Galway Co-Op for a Site Plan Review/Special Use Permit on property located at 6049 Fish House Road (tax parcel no.: 172.00-1-57) in the C-1 District of the Town of Galway.
8. Public Meeting:  
**Application #PB19-004** - Application of John P. Mechanick for a lot line adjustment on properties located at 2124 Hermance Road (tax parcel no.: 186.00-1-25) and Hermance Road (tax parcel no.: 186.00-1-84.2) in the Lake District of the Town of Galway.  
**Application #PB19-005** - Application of Galway Co-Op for a Site Plan Review/Special Use Permit on property located at 6049 Fish House Road (tax parcel no.: 172.00-1-57) in the C-1 District of the Town of Galway.
9. Privilege of the floor
10. Other business
11. Adjournment



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

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

RECEIVED

SEP 04 2019

TOWN OF GALWAY

**MINUTES OF PLANNING BOARD MEETING**

**Date/Time of Meeting:** July 23, 2019, 7:30 p.m.

**MEETING CALLED TO ORDER** at 7:30 p.m. by Chair, Ruthann Daino.

**MEMBERS PRESENT:** Rebecca Mitchell and Win McIntyre

**MEMBERS ABSENT:** Mikel Shakarjian and MaryLynn Kopper

**ALSO PRESENT:** Donna Noble, Clerk, James P. Trainor, Esq., Chet Ciembroniewicz, Building Inspector/Code Enforcement Officer, Ryan Flinton, Town Liaison and approximately five (5) people in the audience.

**REVIEW AND APPROVAL OF MINUTES:** All board members previously reviewed the minutes of the June 25, 2019 meeting. Corrections needed. **Motion by Win** to approve the minutes with the corrections. **Second by Rebecca.** Voice vote: all ayes. Motion carried.

**CLERK'S REPORT:** Subdivision of Lands of Erik & Kara Larson map filed with the Saratoga County Clerk.

**CHAIR'S REPORT:** Site visit to Dollar General store. Will discuss further in other business.

**PUBLIC MEETING:**

**Application #PB19-004** - Application of John P. Mechanick for a lot line adjustment on properties located at 2124 Hermance Road (tax parcel no.: 186.00-1-25) and Hermance Road (tax parcel no.: 186.00-1-84.2) in the A/R District of the Town of Galway. Mr. Mechanick is looking for a lot line adjustment to make the lot bigger. The house is on just over a one acre lot and wants to make it a three acre lot with room to put up a garage. The application is very straight forward. There are no concerns from the board.

**Motion by Rebecca** to waive the SEQR review and public hearing and approve the lot line adjustment. **Second by Win.** Voice vote: all ayes. Motion carried

**Application #PB19-005** - Application of Galway Co-Op for a Site Plan Review/Special Use Permit on property located at 6049 Fish House Road (tax parcel no.: 172.00-1-57) in the C-1 District of the Town of Galway. Mr. Sutton discusses the newest site plan, stating it is essentially a change of the site plan approval from a year ago. The first difference: two residential spaces on the second floor - a three bedroom, 2 bath apartment and a one bedroom, one bathroom apartment. Second: a retail liquor store on the first floor. One thing that should be noted is the septic and was a main reason why the Co-Op wasn't going to do residential space on the second floor but the septic has been engineered certified and is sufficient for the residential space. There is a discussion of the original special use permit being a conditional special use permit and there were three conditions that were to be met. Two of the three conditions were met but one has not - the DOT driveway permit. Ruthann explains that they will need engineering review and will need additional funds put into escrow to conduct the review. Setback variances will be needed for the proposed 24'x24' 2 car garage. There is one 12'x20' shed that is existing now (but not exactly in the place that it shows on the plan). Because it is difficult to tell what is "going on" on the site plan, the board would like the site plan to differentiate what is already existing and what is proposed. With regard to the apartments, the board needs to see that permits have been issued, that there have been inspections, that CO's have been issued. Mr. Sutton states that he doesn't know how he can obtain a certificate of occupancy without a special use permit. Chet explains the steps to be taken to obtain these items. There will no longer be a small engineer repair shop. Ruthann says that part of the conditional approval would be whatever licenses are needed to get for running a liquor store. She also understands that the liquor store will need its own separate entrance and that only liquor sales can take place on that floor - no other business. Mr. Casadei explains that he does not think he will be issued a liquor license unless all the regulations are met. Ruthann further explains that she is trying to find out from Saratoga County if they have a recommendation for the parking requirements for a liquor store because it is not specified in the town ordinance (only retail parking is specified). She does not know if it will require more or less than what the town requires. Chet asks what is needed to "cover all basis" before the Co-Op comes back and the town saying "we need this, we need that". Ruthann asks about the engineer drawing of the septic system - that it is not a proposed change but it is documenting that that they think this system will be adequate. Mr. Casadei explains that the engineer is certifying that the system is more than adequate. This is something that Mr. McNamara will be looking at. Ruthann asks if there will still be a food vendor on site. Yes, there is. There is discussion of the code and that it had been changed. The Co-Op had their truck before the code changed. There is no application or permit. Chet will need to look to see where everybody is parking and where everybody is coming in and out of. Mr. Casadei asks "wasn't the concession already approved?" Ruthann said that it was never brought up to the board during the special use permit the first time and it was not approved as part of the site plan review and at the time, the Town of Galway did not have a code at that time. This will become part of

the site plan/special use permit. Ruthann explains: A variance for the 24'x24' garage will be needed; an updated plan will be needed so that it is clear what is existing and what is being proposed. At point of approval it will be conditional upon: DOT Permit, Construction Permit and \$125.00 application fee. The liquor authority will need to know that the use is approved before looking at the application. There are no other questions at this time.

**PRIVILEGE OF THE FLOOR:** Amy Kelley is here and shows a survey map of the lands that they are hoping to subdivide and purchase as discussed at last month's meeting. Part of this property is in the Lake District. Amy explains that as long as there are no red flags, they will go ahead and get the survey completed and submit an application for the August meeting. No other questions or concerns from the board.

**James Reedy** is seeking guidance regarding his mother's property. He would like to subdivide the property so that the house and 11.2 acres are on one parcel and the remaining acreage will be on another parcel. Mr. Reedy is instructed to fill out the minor subdivision application and bring it back.

**OTHER BUSINESS:** Town of Providence received an application from Norman Near to subdivide property that is partially in the Town of Galway. Board reviews his application and map. There are no issues with this application. Will send a letter to Providence Town Clerk stating so.

Conditions at Dollar General: Ruthann, Chet and Mike McNamara walked the property. There were several issues noted. Mr. McNamara composed a letter that Chet will send to Primax Properties. They are not in compliance with their approval. The question is - what are the consequences? Will wait to hear back from Primax Properties to determine what action will be taken.

**Motion by Rebecca** to adjourn. **Second by Win.** Voice vote: All ayes. Motion carried. Meeting adjourned at 8:43 p.m.

Respectfully submitted,

*Donna Noble*

Donna Noble, Clerk