



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: **June 19, 2012*** - 7:30 p.m.

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

*Denotes change in meeting night

1. Convene Meeting
2. Roll Call
3. Review of minutes of May 22, 2012 meeting
4. Clerk's Report
5. Chair's Report

6. Public Hearing
 - Application #12/005 – Joint request of Sheila Snyder and Donald Hurley and Jim Cunningham for approval of site plan/special use permit for the operation a small day care business by Sheila Snyder in a suite in an existing commercial business mall located at 5831 Sacandaga Road in the A/R District of the town of Galway (tax parcel # 186.-1-15.211)

7. Public Meeting
 - Application #12/005 – Joint request of Sheila Snyder and Donald Hurley and Jim Cunningham ... tax parcel # 186.-1-15.211
 - Application #12/008 – Theodore Paterek, Jr. and Barbara Paterek for subdivision of property located at 1262 West Galway Rd in the A/R District (tax parcel #211.-1-54)

8. Privilege of the Floor
9. Other Business
10. Adjournment

State of New York ss.:
City and County of Schenectady

LEGAL NOTICE
TOWN OF GALWAY
Planning Board
PLEASE TAKE NOTICE:
The monthly meeting of
the town of Galway Plan-
ning Board has been
changed for the month of
June from the fourth
Tuesday of the month to
the third Tuesday, June
19, 2012, due to federal
primary elections taking
place at the town hall on
6/26/12. This will be the
only meeting of the town
Planning Board for the
month of June.
Carol L. DeLorme
Clerk
6-12 1969

Donna Venezio of the City of Schenectady being duly sworn says that she is Principal Clerk in the office of the Daily Gazette Co., published in the City of Schenectady and that the notice/advertisement, of which the annexed is a printed copy, has been regularly published in the Daily Gazette and/or Sunday Gazette as follows:

1 insertion June 12, 2012

Donna Venezio
Sworn to me on this 13th day of June 2012

LISA J. BALDWIN

NOTARY PUBLIC

COMMISSION OF DEEDS

MY COMMISSION EXPIRES

8-18-2012

Lisa Baldwin



TOWN OF GALWAY

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MINUTES OF PLANNING BOARD MEETING

Date/Time of Meeting: June 19, 2012* – 7:30 p.m.

*Denotes special meeting night

MEETING CALLED TO ORDER at 7:35 p.m. by Chair, Ruthann Daino.

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

MEMBERS ABSENT: None

ALSO PRESENT: Present in the audience: Mike Tillson (town board liaison) and 4 other people (including the applicants)

REVIEW AND APPROVAL OF MINUTES

All board members previously reviewed the minutes of the May 22, 2012 meeting. **Motion by Win McIntyre** to approve the minutes as presented. **Second by Mary Lynn Kopper**. Voice vote: All ayes. **Motion carried.** Minutes approved without correction.

CLERK'S REPORT

- Transmittal received from Saratoga County Clerk's Office: 1 map was filed during month of May 2012 – LLA for Lands of Mitchell, et al (filed 5/16/12)
- Transmittal received from Washington County Local Development Corp regarding upcoming workshop (July 11, 2012) regarding Subdivision Review and Site Plan Review. Clerk advised members that if interested in attending they should forward application to town clerk

CHAIR'S REPORT – Nothing to report

PUBLIC HEARING – Opened at 7:38 pm – Clerk read the legal notice as it appeared in the *Daily Gazette* on 6/12/12.

Application #12/005 – Joint request of Sheila Snyder and Donald Hurley and Jim Cunningham for approval of site plan/special use permit for the operation a small day care business by Sheila Snyder in a suite in an existing commercial business mall located at 5831 Sacandaga Road in the A/R District of the town of Galway (tax parcel # 186.-1-15.211)

Mr. and Mrs. Snyder were present. No comments/questions from the audience. Clerk noted three letters of notification of the public hearing were returned as undeliverable: Powers, Jody; Civic, Jed; and, Hoag, Roy/Gail. Chair entertained a motion to close the public hearing. **Motion by Rebecca Mitchell. Second by Mikel Shakarjian.** Voice vote: All ayes. Public hearing closed at 7:39 pm.

PUBLIC MEETING

Application #12/005 – Joint request of Sheila Snyder and Donald Hurley and Jim Cunningham ... tax parcel # 186.-1-15.211

Board discussed proposed hours of operation with Mrs. Snyder, who indicated they would be 6:00 AM to 6:00 PM, Monday through Friday. She is still planning to offer occasion Friday night hours until 10:00 PM. Mrs. Snyder confirmed that the number of children is limited by the State permit; therefore no need for the board to address that. Board again discussed the issue of ingress/egress. Ingress/egress signs need to be replaced (by the property owner) at both entrances. Board reiterated that they would like Mrs. Snyder to instruct people to use the lower (southern) entrance to the property as they feel this is a much safer way in and out. The southern entrance can be two-way traffic (in and out). The northern entrance, however, should be limited to "In" only. Board stipulated that a sign should be placed there indicating one-way "In" only. Mrs. Snyder indicated her agreement with this. Board also discussed signage for the day care center, instructing Mrs. Snyder that erection of any signs would fall under the purview of the Code Enforcement Officer (application should be made through him). No further discussion. **Motion by Win McIntyre** to grant final approval to the site plan of Sheila Snyder as submitted with the joint application (#12/005) of Sheila Snyder and Donald Hurley and Jim Cunningham for the operation a small day care business by Sheila Snyder in a suite in an existing commercial business mall located at 5831 Sacandaga Road in the A/R District of the town of Galway (tax parcel # 186.-1-15.211) with the following stipulations:

- Hours of operation have been stipulated by Mrs. Snyder to be 6:00 AM to 6:00 PM, Monday through Friday with possible Friday night hours until 10:00 PM
- The property owners will replace and keep in place signs for ingress/egress at the southern entrance to the property and one way ingress only at the northern entrance,

thereby authorizing the Code Enforcement Officer/Zoning Officer to issue a special use permit. **Second by Rebecca Mitchell**. No further questions/comments. Roll call vote: Ruthann Daino, yes; Win McIntyre, yes; Mary Lynn Kopper, yes; Mikel Shakarjian, yes; Rebecca Mitchell, yes. Motion carried. **SITE PLAN APPROVED**. Applicant was instructed to contact the code enforcement/zoning officer for issuance of the special use permit after receiving letter of approval from the Planning Board.

Application #12/008 – Theodore Paterek, Jr. and Barbara Paterek for subdivision of property located at 1262 West Galway Rd in the A/R District of the town of Galway (tax parcel #211.-1-54)

The Patereks were represented at tonight's proceedings by real estate agent, Santo Ruzzo, and their attorney, Amy Hallenbeck (authorization in file). Chair noted the following matters regarding survey map submitted:

- Lacks the site location map
- Doesn't include what the particular zoning for this area is
- Standard driveway note for any driveways that have the potential of being in excess of 500' in length must be included (the remaining property has the potential for a long driveway).
- Title box should read "Subdivision of the Lands of ..." (not 'Survey' of the Lands of ... as shown)
- Location of septic for proposed new lot should be indicated (board has to determine if proper setbacks are being met)
- Existing garage is shown as being only 41' from the property line. All structures must meet the minimum setback requirements (50'). Lot line will need to be adjusted accordingly or a variance would be required prior to approval of the subdivision. (Chair warned that a variance could be denied, however, as this could be considered a self created hardship.)

Chair also advised representatives that if the applicants are considering further subdivision they should be aware that subdivision beyond 4 lots within 5 years would constitute a major subdivision. Mr. Santo indicated he did not believe the owners had intentions for further subdivision at this time. Upon query from Rebecca Mitchell, Mr. Santo indicated there was an earlier subdivision of this property but it was probably back in the 50's – 60's. Board then conducted SEQR review. **Motion by Mary Lynn Kopper** to grant Application #12/008, application of Theodore Jr. and Barbara Paterek for subdivision, a negative SEQR declaration. **Second by Win McIntyre**. Roll call vote: Ruthann Daino, yes; Win McIntyre, yes; Mary Lynn Kopper, yes; Mikel Shakarjian, yes; Rebecca Mitchell, yes. Motion carried. GRANTED A NEGATIVE SEQR DECLARATION. **Motion by Mikel Shakarjian** to classify application #12/008 as a 2-lot minor subdivision and set for public hearing. **Second by Rebecca Mitchell**. Roll call vote: Ruthann Daino, yes; Win McIntyre, yes; Mary Lynn Kopper, yes; Mikel Shakarjian, yes; Rebecca Mitchell, yes. Motion carried. CLASSIFIED A 2-LOT MINOR SUBDIVISION. Public hearing to be held 7/24/12.

PRIVILEGE OF THE FLOOR – None requested

OTHER BUSINESS - None

Motion for adjournment by Mikel Shakarjian. Second by Win McIntyre. Voice Vote: All ayes. Motion carried. Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Carol L. DeLorme

Carol L. DeLorme, Clerk