



## **TOWN OF GALWAY**

PLANNING BOARD  
SARATOGA COUNTY, NY  
ESTABLISHED 1792

5910 Sacandaga Road  
Galway, New York 12074  
(518) 882-6070

### **PLANNING BOARD MEETING AGENDA**

Meeting Date/Time: **June 23, 2015 - 7:30 p.m.**

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

1. Convene Meeting
2. Roll Call
3. Review of minutes of May 26, 2015 meeting
4. Clerk's Report
5. Chair's Report
6. Public Hearing: None
7. Public Meetings:

**Application #PB15-004** – Application of John Bruce Sanders, for a lot line adjustment on three parcels (tax parcel nos.: 212.-1-13.221; 212.-1-13.11; and 212.-1-13211), said properties located on Sacandaga Road in the A/R District of the Town of Galway.

**Application #PB15-005** – Application of Catherine Duncan, for a 2-lot minor subdivision of an approximate 13 acre parcel (tax parcel no.: 185.-2-17.211), said property located on Greens Corner Road in the A/R District of the Town of Galway.

**Application #PB14-012** – Application of Galway Co-Op, tax parcel no.: 172.-1-57 for review of new documents submitted and classification of use.

8. Privilege of the floor
9. Other business
10. Adjournment



## **TOWN OF GALWAY**

PLANNING BOARD  
SARATOGA COUNTY, NY  
ESTABLISHED 1792

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

### **MINUTES OF PLANNING BOARD MEETING**

Date/Time of Meeting: June 23, 2015 - 7:30 p.m.

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

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

**MEMBERS ABSENT:** None

**ALSO PRESENT:** Present in the audience: Applicants and approximately 6 other people.

#### **REVIEW AND APPROVAL OF MINUTES:**

All board members previously reviewed the minutes of the May 26, 2015 meeting. One correction made to the minutes. **Motion by Mary Lynn** to approve the minutes with the correction. **Second by Win.** Voice vote: All ayes. Motion carried.

**CLERK'S REPORT:** None

**CHAIR'S REPORT:** None

**PUBLIC HEARING:** None

#### **PUBLIC MEETING:**

**Application #PB15-004** – Application of John Bruce Sanders, for a lot line adjustment on three parcels (tax parcel numbers: 212.-1-13.221; 212.-1-13.11; and 212.-1-13.211) said properties located on Sacandaga Road in the A/R District of the Town of Galway. Gil Van Guilder speaking on behalf of the applicant on their application for a lot line adjustment. Mr. Van Guilder explains the lots and how they would like the line adjusted. Where there were three (3) lots, there will still be three (3) lots. They are just adjusting the acreage and the location. No new lots being created. 9.97 acre parcel, 5.41 acre parcel and 16.411 acre parcel will all be adjusted. 23,274 sq. feet will go to parcel 212.-1-13.11. 21,194 sq feet will go to parcel 212.-1-13.221. Parcel 212.-1-13.221 will become 10.70 acres which will be attached to the house parcel. Parcel 212.-1-13.11 will be reduced to 5.71 acres and the 64.11 parcel will be reduced to 63.09 acres. Win asks question about the driveway and that it "crosses over". It has always been that way and there is a easement. No other questions or concerns. **Motion by Mary Lynn** to waive the public hearing for this application. **Second by Mikel.** Voice Vote: All ayes. Motion carried.

**Motion by Mary Lynn** to approve. **Second by Mikel.** Voice Vote: All ayes. Motion carried.

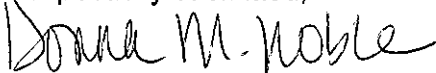
**Application #PB15-005** - Application of Catherine Duncan, for a 2-lot minor subdivision of an approximate 13 acre parcel (tax parcel no.: 185.-2-17.211), said property located on Greens Corner Road in the A/R District of the Town of Galway. Catherine Duncan explains what she would like to do with the property. The setback on the left hand buffer will be part of the sub division and have already had a test hole dug to see if a septic is possible to put there before going any further and an engineer has looked at a plan and it all looks to be in order. There will be a driveway entry off of Greens Corner Road. Ruthann points out that there will only be seventy-six (76) of frontage on Greens Corner for the lot. There is discussion about needing two hundred (200) feet of frontage. The applicant said she was told she could apply for an area variance. Everybody agrees that if the back line is adjusted on the plan to create a 5 acre lot, the frontage would only need to be a minimum of 40 feet and would qualify as a flag lot. It would comply with current zoning and not require a variance. There is discussion of the septic system and where it will be placed because of the wetlands. It will be placed outside of the buffer. It is agreed that the surveyor will make new maps with the adjusted line, the applicant will have them at the Town Hall by the end of the month and we will continue with the public hearing for July. SEQR and classification: Ruthann points out and asks, as a matter of clarification, (because of the wording on the short environmental form) the home will not be used for home occupation but rather the meaning is that the home will be occupied? Applicant answers yes. When the applicant returns next month for the public hearing, the lot size on the application will need to be changed. **Motion brought by Rebecca** that based on the information and analysis, and supporting documentation, the proposed action will not result in any significant adverse environmental impacts. **Second by Mary Lynn.** Voice vote: All ayes. Motion carried. **Motion by Win** to Classify a 2 lot minor subdivision and schedule a public hearing for next month. **Second by Mary Lynn.** Voice vote: All ayes. Motion carried.

**PRIVILEGE OF THE FLOOR:** None

**OTHER BUSINESS:** None

**Motion for adjournment by Rebecca.** **Second by Ruthann.** Voice vote: All ayes. Motion carried. Meeting adjourned at 8:00 p.m.

Respectfully submitted,



Donna M. Noble, Clerk