

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

**TOWN OF GALWAY
Planning Board
NOTICE OF
PUBLIC HEARING**
NOTICE IS HEREBY GIVEN
that the Town of Galway
Planning Board will con-
duct a public hearing on
Tuesday, June 27, 2017 at
7:30 p.m. in the Town Hall,
5910 Sacandaga Road, Gal-
way, NY, to consider the
following applications:
Application #PB16-012:
Re-approval of applica-
tion of the Estate of Rob-
ert E. Sicker, Diane L.
Sicker, Administrator, for
a 2-lot minor subdivision
of property located at 5715
Crooked Street, (tax parcel
no.: 185-1-18.1) in the A/R
District in the Town of Gal-
way.
Donna M. Noble
Clerk
6/15 2305975

**Lindsey Harrison of the City of Schenectady,
being duly sworn, says that he/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 on June 15, 2017

Lindsey Harrison
Sworn to me on this 15th day of June, 2017

NOTARY PUBLIC

LISA J. BALDWIN

COMMISSION OF DEEDS

MY COMMISSION EXPIRES

Lisa Baldwin 12-22-17



TOWN OF GALWAY

PLANNING BOARD
SARATOGA COUNTY, NY
ESTABLISHED 1792

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

RECEIVED

JUN 13 2017

TOWN OF GALWAY

PLANNING BOARD MEETING AGENDA

Meeting Date/Time: **June 27, 2017 - 7:30 p.m.**

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

1. Convene Meeting
2. Roll Call
3. Review of minutes of May 23, 2017 meeting
4. Clerk's Report
5. Chair's Report
6. **Public Hearing:**

Application - #PB16-012: Re-approval of application of the Estate of Robert E. Sickler, Diane L. Sicker, Administrator, for a 2-lot minor subdivision of property located at 5715 Crooked Street, (tax parcel no.: 185.-1-18.1) in the A/R District in the Town of Galway.

7. **Public Meeting:**

Application - #PB16-012: Re-approval of application of the Estate of Robert E. Sickler, Diane L. Sicker, Administrator, for a 2-lot minor subdivision of property located at 5715 Crooked Street, (tax parcel no.: 185.-1-18.1) in the A/R District in the Town of Galway.

Application - #PB16-003: Application of Saratoga Plan for a lot line adjustment of Milton Preserve located on CR 45 between Crane and Jockey Streets, and Harold and Arlene Rhodes (property located at the end of Kimball Lane, tax parcel nos.: 200.-1-2 and 199.-1-82) in the A/R District of the Town of Galway.

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



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PLANNING BOARD
SARATOGA COUNTY, NY
ESTABLISHED 1792

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JUN 28 2017

TOWN OF GALWAY

MINUTES OF PLANNING BOARD MEETING

Date/Time of Meeting: June 27, 2017, 7:30 p.m.

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

MEMBERS PRESENT: Win McIntyre, MaryLynn Kopper, and Rebecca Mitchell
Donna Noble, Clerk

MEMBERS ABSENT: Mikel Shakarjian

ALSO PRESENT: 7 people in the audience.

REVIEW AND APPROVAL OF MINUTES:

All board members previously reviewed the minutes of the May 23, 2017, meeting. **Motion by MaryLynn** to approve the minutes. **Second by Win.** Voice vote: All ayes. Motion carried.

CLERK'S REPORT: None

CHAIR'S REPORT: To discuss in other business.

PUBLIC HEARING:

Application - #PB16-012: Re-approval of application of the Estate of Robert E. Sickler, Diane L. Sicker, Administrator, for a 2-lot minor subdivision of property located at 5715 Crooked Street, (tax parcel no.: 185.-1-18.1) in the A/R District in the Town of Galway. No comments or concerns from the audience.

Motion by Win to close public hearing. **Second by MaryLynn.** Voice vote: All ayes. Motion carried.

PUBLIC MEETING:

Application - #PB16-012: Re-approval of application of the Estate of Robert E. Sickler, Diane L. Sicker, Administrator, for a 2-lot minor subdivision of property located at 5715 Crooked Street, (tax parcel no.: 185.-1-18.1) in the A/R District in the Town of Galway. Nothing has changed since original application. There are no questions or concerns from the Board.

Motion by MaryLynn to approve the 2-lot minor subdivision. **Second by Rebecca.** Voice vote: All ayes. Motion carried.

Application - #PB16-003: Application of Saratoga Plan for a lot line adjustment of Milton Preserve located on CR 45 between Crane and Jockey Streets, and Harold and Arlene Rhodes (property located at the end of Kimball Lane, tax parcel nos.: 200.-1-2 and 199.-1-82) in the A/R District of the Town of Galway. Nothing has changed in the application that was heard previously (September 27, 2016) except a survey was done. The new lot will be 22.5 acres, not 23 as estimated. The line that will be eliminated is the line that is between what was Maryanna Milton's property and the Rhodes' property. Access is planned on both ends of the property but not at this time. Ruthann tells them that if new access roads/driveways will be built, they will need get a driveway permit from the County (County Route 45) and also from the Town. There are currently trails in the Milton Preserve and on the Rhodes' property. There are no questions or concerns from the Board.

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

PRIVILEGE OF THE FLOOR:

Brandon Spagnola is seeking guidance on his parent's property on Galway Lake. He would like to combine two lots (one that has an existing structure) to then build a new year round home and put in a new well and septic system. He believes he will need a lot line adjustment and is looking for confirmation and if it can be done. There is a portion of the lot that is a deed "overlap" and Mr. Spagnola is in the process with the Galway Lake Association and his attorney to grant the deed overlap to the Spagnolas. He would like to make sure that a lot line adjustment and building permit may be granted before he takes ownership of the lots. The two lots combined will be just over a half an acre. Ruthann does not see a problem with a lot line adjustment. Mr. Spagnola, once the deed overlap is finalized, will be back with a lot line adjustment application.

Dan Baxter, lives on McConchie Road and borders McConchie's camp ground. He is looking to see if the camp ground has a special use permit and what the noise ordinance is concerning the camp ground. He explains that every year

they have a four day festival and does not know if that is considered "special use". Also, he is complaining of noise all hours of the day and late into the night. He also states that they are constructing building within 15 feet of his property line. Ruthann and Chet let Mr. Baxter know that a special use permit is not required for a festival and that the Town is aware of these issues. They are looking into revising the noise ordinance (noise level and times). Ruthann suggests to Mr. Baxter to continue to go through the Town Board and that there is really nothing that the Planning Board can rule on.

OTHER BUSINESS:

The Galway Co-Op has submitted an application for review and will be on the agenda for the July meeting. Ruthann will ask Marty to be at the meeting.

Ruthann met with Paul Lent and Mark Kindinger to discuss their meeting with a site developer who is looking at a commercial lot (on the corner of Route 29 and Route 147) to possibly build a Dollar General store. Initially the developer thought he would back out due to the Town ordinance but Paul asked him to speak to the Planning Board to discuss what options they have to make building a Dollar General store possible. They would also need to seek variances from the Zoning Board. Is this something that the Board and Dollar General can work together on? The Board is in agreement that a business establishment is better than a vacant lot.

Motion by Rebecca to adjourn. **Second by MaryLynn.** Voice vote: All ayes.
Motion carried. Meeting adjourned at 8:29 p.m.

Respectfully submitted,

Donna Noble

Donna Noble, Clerk