

PLEASE TAKE NOTICE

The monthly meeting for the town of Galway Planning Board will be held on **Tuesday, March 25, 2014** beginning at 7:30pm at the town hall located at 5910 Sacandaga Road, Galway, NY 12074

The agenda is as follows:

1. Roll call.
2. Approval of the February 25, 2014 meeting minutes.
3. Clerk's report.
4. Chair's report
5. Public hearing No. 14003 – Gordon & Gordon Properties – Tax ID 172.-1-33 located at 1525 State Hwy 29 – Use as professional office and retail space.
6. Public meeting No. 14003 – Gordon & Gordon Properties
7. Review No. 14002 - McKenzie – Special Use Permit and Site Plan for auto repair at 2467 Galway Rd Tax ID 199.-1-29.2
8. Review No. 14004 – Smartlink LLC & AT&T – Tax ID 211.-1-22 - Addition of 3 antennae and equipment at 1565 Kania Rd.
9. Review No. 14005 – Smartlink LLC & AT&T – Tax ID 173.-1-59.2 – Addition of 3 antennae and equipment at 2089 Route 29.
10. Review No. 14006 – Galway Coop – Tax ID 172.-1-57 – Roadside display of propane tanks at 6049 Fish House Rd.
11. Review No. 14007 – Weaver – Tax ID 200.-1-22.111 – Subdivision – 5325 Bliss
12. Privilege of the Floor.
13. Other business.
14. Adjournment.



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 Meeting Minutes for 3/25/14

Attendance: Ruthann Daino - Chair., Win McIntyre, Rebecca Mitchell, Mary Lynn Kopper, Mikel Shakarjian, Sue Talmadge – Clerk, Martin Pozefsky – Attorney, Rob Wilday – Town Board Liaison and 6 persons in the public.

The February meeting minute approval was postponed until the April 22nd monthly meeting.

No. PB14003 – Public Hearing
Gordon & Gordon Properties - 1525 NY HWY 29 – Tax ID 172.-1-33
Request for Special Permit and Site Plan for Office/Retail.

Mr. Gordon represented his application.
Chair Daino opened the public hearing.
There were no comments.
Everyone had an opportunity to speak.
The public hearing was closed.
Chair Daino opened the public meeting and noted the applicant would be utilizing existing signage and that parking is sufficient.
After a brief discussion, Kopper made a motion to approve the Special Permit and Site Plan as presented.
Shakarjian made a second to the motion.
All members voted in favor of the motion.

No. PB14002 Review
Letourneau & McKenzie – 2467 Co. Rd 45 (Galway Rd) Tax ID 199.-1-29.2
Request for a Special Use Permit and Site Plan Review – Home Occupation for Automobile Repair Shop.

Mr. McKenzie represented his application.
Chair Daino indicated vehicle repair is not a permitted use in that zoning district, however, a minor home occupation is allowed provided the use of the garage is less than 800 square feet. The garage is 1200 sq ft and therefore an area variance is required for the size of the building in order to move forward.
After a brief discussion, McIntyre made a motion to table the application pending variance approval from the Zoning Board of Appeals.
Mitchell made a second to the motion.
All members voted in favor of the motion.

No. PB14004 Review
Smartlink for AT&T – 1565 Kania Rd – Tax ID 211.-1-22
Site Plan for Facility Upgrade and Antennae replacement.

Carl Fiacco represented AT&T on behalf of Smartlink.
Chair Daino advised the board it is their right to ask for the town engineer to review the documentation if they desire.

Chair Daino advised previous approval requires an annual engineering report, the town to be named as additional insured and a removal bond in place - any modifications to the facility also require Site Plan.

Chair Daino inquired who actually owns the tower.
Fiacco indicted American Tower Corp. owns the structure and the land is leased from the property owner.

*Fiacco agreed to provide the following:

1. A letter verifying the tower has lease rights and the right to do the improvements.
2. A current Certificate of Insurance with the town as additional insured.
3. Confirmation the Bond is in place and is current.
4. Copy of the FCC License as per Section 115.-36 of Zoning Code.

Chair Daino directed the Board to the Environmental Assessment Form.

Part I was addressed: 13 A answer is Yes but should be No as there are no wetlands.
Archeological sensitive area answer is Yes, but the tower has already been constructed – the answer should be No.

Part II was addressed.

Mitchell made a negative SEQR Declaration advising the Chair to sign the EAF on behalf of the Board.

McIntyre made a second to the motion.

All members voted in favor of the motion.

Mitchell made a motion for the Board to schedule a public hearing for April 22, 2014 at 7:30 PM. Shakarjian made a second to the motion. All members voted in favor of the motion.

No. PB14005 – Review
Smartlink for AT&T - 2089 Rt. 29 Tax ID No. 173.-1-59.2
Site Plan for Facility Upgrade and Antennae replacement.

Mr. Fiacco indicated this is the same work to be done as on the Kania Rd site.
Visually the change of view would be minimal and probably not noticeable.

Fiacco agreed to provide the following:

1. A letter verifying the tower has lease rights and the right to do the improvements.
2. A current Certificate of Insurance with the town named as additional insured.
3. Confirmation the Bond is in place and is current.
4. Copy of the FCC License.

Chair Daino directed the Board to the Environmental Assessment Form.
Part I was addressed. There were no changes or additional comments.
Part II was addressed.

Shakarjian made a negative SEQR motion advising the Chair to sign the form on behalf of the Board.

McIntyre made a second to the motion.

All members voted in favor of the motion.

Mitchell made a motion for the Board to schedule a public hearing on April 22, 2014 at 7:30 PM.

Shakarjian made a second to the motion.

All members voted in favor of the motion.

No. PB14007 Review

Weaver - 5525 Bliss Road – Tax ID No. 200.-1.- 22.111

Request for subdivision of land into two lots consisting of 46+- and 3 acres.

Mr. Weaver represented the application explaining he would like to divide out three acres to allow his son to build a house.

Discussion ensued.

Wetlands were discussed – the 3 acre parcel is adjacent to wetlands but there is a separation distance greater than 100 ft.

The fence shown on the survey is on the Weaver property and is not the neighbor's lot line.

The surveyor has shown the encroachment for future reference only and there is no intent to ask the neighbors move their fence.

The driveway curb cut has already been provided by Saratoga County.

Chair Daino asked for the following:

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Part I was addressed. There were no changes or additional comments.

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McIntyre made a second to the motion.

All members voted in favor of the motion.

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