



TOWN OF GALWAY
PLANNING BOARD
SARATOGA COUNTY, NY
ESTABLISHED 1792

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

PLANNING BOARD MEETING AGENDA

Meeting Date/Time: **March 27, 2018 - 7:30 p.m.**

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

1. Convene Meeting
2. Roll Call
3. Review of minutes of January 23, 2018 meeting
4. Clerk's Report
5. Chair's Report
6. Public Hearing:
7. Public Meeting:
 - Application #PB18-001** - Application of Charles Fetter for a Site Plan Review/Special Use Permit on property located at 2478 Galway Road (tax parcel no.: 200.-1-92) in the A/R District of the Town of Galway.
 - Application #PB18-002** - Application of Paul Wieland for a Site Plan Review/Special Use Permit on property located at 1904 Mechanic Street (tax parcel no.: 173.-1-3.2) in the A/R District of the Town of Galway.
8. Privilege of the floor
9. Other business
10. Adjournment



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TOWN OF GALWAY

*Approved
Minutes*

MINUTES OF PLANNING BOARD MEETING

Date/Time of Meeting: March 27, 2018, 7:30 p.m.

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

MEMBERS PRESENT: Win McIntyre, MaryLynn Kopper, Mikel Shakarjian and Rebecca Mitchell.

MEMBERS ABSENT: None.

ALSO PRESENT: Donna Noble, Clerk, and 5 people in the audience.

REVIEW AND APPROVAL OF MINUTES:

All board members previously reviewed the minutes of the January 23, 2018 meeting. **Motion by Win** to approve the minutes. **Second by Ruthann.** Voice vote: Mikel and MaryLynn: abstain as they were not present at the January 23, 2018 meeting. Rebecca: not yet present at time of voice vote. Ruthann and Win: ayes. Motion carried.

CLERK'S REPORT: Re-subdivision of lands of Arthur B. Keller, Jr. and Edward W. Keller map filed.

CHAIR'S REPORT: None

PUBLIC MEETING:

Application #PB18-001 - Application of Charles Fetter for site plan review/special use permit on property located at 2478 Galway Road (tax parcel no.: 200.-1-92) in the A/R District of the Town of Galway: Mr. Fetter explains that he and his wife would like to have a farm store to sell blueberries that they grown on their property. It would be "pick your own" with no set dates or hours of operation as it would depend on when the blueberries are ready. They would also like to grow and sell cut flowers to have something to offer customers if the blueberries aren't ready. The structure is a 20x30 closed in building with one end opening up with sliding doors. Mr. Fetter shows the board his map with the property lines on them. He would like to park his farm truck at the top of the driveway with a sign in the back of it. Ruthann tells Mr. Fetter to check with Chet on the sign requirements. The neighbors will allow Mr. Fetter to park his truck with his sign on their property. There will be a 100x200 gravel area with drainage and a handicapped spot to park. There will be no employees. Again, limited hours, mainly Saturday, Sunday and maybe one day during the week. It will really depend on product. In the future, they may sell other local products such as maple syrup and/or honey.

SEQR Review.

Motion by MaryLynn that based on the information and analysis provided, the proposed action will not result in any significant adverse environmental impacts. **Second by Win.** Voice vote: all ayes. Motion carried.

Motion by Mikel to set this matter for a public hearing. **Second by MaryLynn.** Voice vote: all ayes. Motion carried.

Application #PB18-002 - Application of Paul Wieland for site plan review/special use permit on property located at 1904 Mechanic Street (tax parcel no.: 173.-1-3.2) in the A/R District of the Town of Galway: Mr. Wieland explains that he has 67 acres that is "T" shaped and his existing house is very close to the road. He would like to build a second home. His driveway is 2,650 feet and the new building will be a half a mile back from the road. He has neighbors that boarder his land lines but there are no buildings close to his property. What he would like to build is a small log cabin - 24 foot square. He proposés to dig a new well and septic. The well would be 300 feet from the house and the septic will be at least 200 feet from the well. The driveway was put in 25 years ago. Ruthann explains that any driveway that is over 500 feet has to be built to a certain standard. It was put in because Mr. Wieland was in the logging business and the driveway was built to withstand a 50 foot logging truck. It can handle a fire truck and has a turn-around at the end. Marty suggests that the fire inspector looks at the driveway. The new building will be a second home and will be lived in. The Town considers this an "accessory apartment" and has to have at least 400 sq. ft. but it cannot be more than 1,000 sq. ft. or 40% of the sq. footage of the existing dwelling, whichever is less. Mr. Wieland's existing dwelling is: 1620 sq. ft. The new accessory building cannot be larger than 648 sq. ft. The living space of the new building meets the code's requirements and a variance will not be needed.

SEQR Review.

Motion by Rebecca that based on the information and analysis provided, the proposed action will not result in any significant adverse environmental impacts. **Second by Win.** Voice vote: all ayes. Motion carried.

Motion by Win to set this matter for a public hearing. **Second by MaryLynn.** Voice vote: all ayes. Motion carried.

PRIVILEGE OF THE FLOOR: Doug and Debbie Varcoe have spoke to the owners of the Plaza on Route 147 and have been offered the space where the daycare used to be to open a small car sales lot. Mr. Varcoe has been a used car dealer for 30 years. He moved to Galway and is looking for a space for a 4-6 car lot to sell cars. He offers \$20,000.00 - \$25,000.00 in sales tax revenue. Car prices would range from \$3,000.00 to \$9,000.00. There would be no service work done on the vehicles, strictly a display area. Ruthann and Marty explain that the Plaza has an existing special use permit and because the plaza is located in the A/R district, care sales are not allowed. The Zoning Board would need to issue a special use variance. This variance is very hard to obtain but they are welcome to go to the Zoning Board meeting and discuss this matter.

OTHER BUSINESS: None.

Motion by Win to adjourn. **Second by MaryLynn.** Voice vote: All ayes. Motion carried.
Meeting adjourned at 8:26 p.m.

Respectfully submitted,

Donna Noble
Donna Noble, Clerk