

State of New York,
City and County of Schenectady

ss.:

Lisa M. McGrath of the Town of Rotterdam, 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: October 15, 2020

_____ (signature)

Lisa M. McGrath (printed name)

Sworn to me on this 15th day of October 2020



NOTARY PUBLIC

PAULA A. OPEL
COMMISSIONER OF DEEDS
MY COMMISSION EXPIRES 07/22/2021

**LEGAL NOTICE
TOWN OF GALWAY
Planning Board**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the town of Galway Planning Board on **Tuesday, October 27, 2020** beginning at 7:30 p.m. in the Town Hall, 5910 Sacandaga Road, Galway, New York, to consider the following application:

Application #PB20-015 -
Application of Keith and Michelle Barrett for a Minor/Major Subdivision of lands on property located at 2653 Old Mill Road (tax parcel no.: 187.000-1-37.11) in the A/R District of the Town of Galway
Donna M. Noble
Clerk
10/15 2419994



TOWN OF GALWAY
PLANNING BOARD
SARATOGA COUNTY, NY
ESTABLISHED 1792

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

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TOWN OF GALWAY

PLANNING BOARD MEETING REVISED AGENDA

Meeting Date/Time: **October 27, 2020 - 7:30 p.m.**

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

1. Convene Meeting
2. Roll Call
3. Review of minutes of the **September 22, 2020** meeting
4. Clerk's Report
5. Chair's Report
6. Public Hearing:
Application #PB20-015 - Application of Keith and Michelle Barrett for a Minor/Major Subdivision of lands on property located at 2653 Old Mill Road (tax parcel no.: 187.-1-37.11) in the A/R District of the Town of Galway.
7. Public Meeting:
Application #PB20-015 - Application of Keith and Michelle Barrett for a Minor/Major Subdivision of lands on property located at 2653 Old Mill Road (tax parcel no.: 187.-1-37.11) in the A/R District of the Town of Galway
Application #PB19-010 - Application of Capri Construction 426, LLC for a Site Plan Review/Special Use Permit on property located on NYS Route 29 (tax parcel no.: 172.-1-41) in the Commercial, C-1 District of the Town of Galway.
Application #PB20-013 - Application of Joseph and Jillian Lima for a Lot Line Adjustment on properties located on Perth Road (tax parcel no.: 198-1-67.12; 198-1-64; and 198-1-67.12) in the A/R District of the Town of Galway.
Application #PB20-016 - Application of David McKenzie for a Minor/Major Subdivision on property located on the corner of Crane Road and Donnan Road (tax parcel no.: 212.-1-7.1) in the A/R District of the Town of Galway.
Application #PB20-014 - Application of TJA -NY-1806 Perth Road Galway, LLC for construction and operation of a solar facility on property located at 1806 Perth Road (tax parcel no.: 199.-1-86) in the A/R District of the Town of Galway.
Application #PB20-017 - Application of Anthony Savino for a Site Plan Review/Special Use Permit to install a "Farmers Stand Market" on property located at 2620 Route 29 (tax parcel no.: 174.-1-83.11) in the A/R District of the Town of Galway.
8. Privilege of the floor
9. Other business
10. Adjournment

****Applicants - please wear a mask when attending this meeting. Also, please wait in the parking lot until your matter is called before the Planning Board.**

THANK YOU in advance for your cooperation.



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PLANNING BOARD
SARATOGA COUNTY, NY
ESTABLISHED 1792

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TOWN OF GALWAY

MINUTES OF PLANNING BOARD MEETING

Date/Time of Meeting: October 27, 2020, 7:30 p.m.

MEETING CALLED TO ORDER at 7:32 p.m. by Ruthann Daino, Chair.

MEMBERS PRESENT: Rebecca Mitchell, Win McIntyre, David Schweizer and Kevin Symonds.

MEMBERS ABSENT: None.

ALSO PRESENT: James Trainor, Esq., Treavor Gilday and 12 (at different times) people in the audience.

REVIEW AND APPROVAL OF MINUTES: All board members previously reviewed the minutes of the September 22, 2020 meeting. Corrections needed. **Motion by David** to approve the minutes with the corrections. **Second by Win.** Voice vote: All ayes. Motion carried.

CLERK'S REPORT: Two maps filed: Minor Subdivision of Lands of James and Brian Pritchard and Joanna Yesse and a Lot Line Adjustment between lands of Brian and Kathleen Pritchard and Lands of James and Brian Pritchard and Joanna Yesse.

CHAIR'S REPORT: Zink map has been filed. Met with a representative from TJA Development Company to give them access to the lake so they can do drone shots at the solar site from various locations around the lake.

PUBLIC HEARING:

Application #PB20-015 - Application of Keith and Michelle Barrett for a Minor/Major Subdivision of lands on property located at 2653 Old Mill Road (tax parcel no.: 187.000-1-37.11) in the A/R District of the Town of Galway. There is nobody from the public here regarding this application.

Motion by Kevin to close the public hearing. **Second by David.** Voice vote: All ayes. Motion carried.

PUBLIC MEETING:

Application #PB20-015 - Application of Keith and Michelle Barrett for a Minor/Major Subdivision of lands on property located at 2653 Old Mill Road (tax parcel no.: 187.000-1-37.11) in the A/R District of the Town of Galway. Ruthann reads the letter she received from the Saratoga County Planning Board. All the changes requested at last month's meeting have been made. A new map has been provided. The Board reviews the new map. There are no concerns from the Board.

Motion by David to approve the minor subdivision. **Second by Kevin.** Voice vote: All ayes. Motion carried.

Application #PB19-010 - Application of Capri Construction 426, LLC for a Site Plan Review/Special Use Permit on property located on NYS Route 29 (tax parcel no.: 172.-1-41) in the Commercial, C-1 District of the Town of Galway. Mr. DiMeo is in attendance. New maps are provided. Turning radius, grading, gravel drive, parking, stop sign, erosion control and drainage have all been added. Mr. DiMeo has an appointment on 11/10 with Mr. Carpenter to do topographic survey maps. Ruthann and Mike McNamara suggest 2 feet contour intervals. DOT will allow driveway location - Mr. DiMeo provided e-mail from DOT tonight. Mr. DiMeo is trying to get a hold of DEC to determine if there are wetlands on the property. Ruthann suggests having the wetlands flagged prior to doing the survey. Ruthann asks that an extra line that looks like a property line (it is not a property line) be removed from the map. Mr. McNamara suggests: a detail drawing for a sign; provide elevation view of building with lighting shown; provide phasing plan for construction. Mr. Trainor tells Mr. DiMeo about §115.75 - performance standards and that he should address everything that is there. Kevin points out that the driveway will have to be paved. There is discussion of ADA compliance (one of §115.75 performance standards). Treavor notes that there are ADA requirements regarding self-storage and that they can be found online. Mr. McNamara suggest coming back with a complete package.

Application #PB20-013 - Application of Joseph and Jillian Lima for a Lot Line Adjustment on properties located on Perth Road (tax parcel no.: 198-1-67.12; 198-1-64; and 198-1-67.12) in the A/R District of the Town of Galway. Mr. Lima is in attendance. He provides a new map showing the septic for the barn apartment, the property line that has been removed and that "lot line adjustment" has been added in the title of the map. Ruthann requests that the add the existing Lima parcel area to the map. Dave suggests to Mr. Lima that he check the size of the surveyor's map to be filed. Treavor says that the map size Mr. Lima has is fine and can be filed.

Motion by Kevin to waive SEQR and Public Hearing requirements. **Second by Win.** Voice vote: All ayes. Motion carried.

Motion by David to approve the lot line adjustment, as amended with existing parcel area. **Second by Win.** Voice vote: All ayes: Motion carried.

Application #PB20-016 - Application of David McKenzie for a Minor/Major Subdivision on property located on the corner of Crane Road and Donnan Road (tax parcel no.: 212.-1-7.1) in the A/R District of the Town of Galway. Mr. McKenzie is in attendance.

The applicant is not the owner and the board will need a signature from the owners (Butch and Randy Boerenko) authorizing Mr. McKenzie to represent this application (completed at meeting). Only one full size copy of the map has been submitted with this application (it is found in the file) and this is the first time the board is seeing it. The Board reviews the map. The map will need to show building setbacks. There are no plans to build on the property right now. Ruthann ask that the surveyor change the title block to say "Subdivision of Lands of Boerenko". Also, label lots (Lot #1, etc.) and put each lot acreage on the map. Mr. McKenzie finishes the SEQR form during the meeting.

SEQR Review

Motion by Win that based on the information and analysis, and any supporting documentation, the proposed action will not result in any significant adverse environmental impact. **Second by David.** Voice vote: All ayes. Motion carried.

Motion by Kevin to classify as a 2-lot minor subdivision and set for a public hearing. **Second by Rebecca.** Voice vote: All ayes. Motion carried.

Application #PB20-014 - Application of TJA -NY-1806 Perth Road Galway, LLC for construction and operation of a solar facility on property located at 1806 Perth Road (tax parcel no.: 199.-1-86) in the A/R District of the Town of Galway. Eric Kenna is in attendance. Mike Frateschi is not in attendance. There are new materials received at tonight's meeting. Written response to Mike McNamera's letter from last month (put in file) and updated plans. Eric walks the Board through the changes made to the drawings. All are described in TJA's 10/27/2020 response letters to the Town and County. Eric provides National Grid "CESIR" study. It has been redacted to remove dollar figures. This demonstrates project viability. Eric shows viewshed map with trees included - can't see from anywhere. Viewshed photo simulations included in new material. Eric walks board through all photo simulations. There are plans to do a 2nd version of #10 (entrance to site) showing entrance/driveway. He thinks this simulation addresses the concern with "ridge line overlay district" as it is not visible from offsite. There is discussion of setting a public hearing for next month. Treavor says that he may be able to secure the fire house for the public meeting. There is discussion of the SEQR long form and coordinating review letter. The letter went out on 10/9. Responses are due on 11/9. SEQR does not have to be acted on tonight. It can wait until ready to close the public meeting. If the Fire House is not available to use for the public hearing he will check on the Town Garage. Mike McNamara will provide Town response letter prior to next month's meeting.

Motion by Kevin to set a public hearing for November, location to be determined. **Second by David.** Voice vote: All ayes. Motion carried.

Application #PB20-017 - Application of Anthony Savino for a Site Plan Review/Special Use Permit to install a "Farmers Stand Market" on property located at 2620 Route 29 (tax parcel no.: 174.-1-83.11) in the A/R District of the Town of Galway. Mr. Savino is in attendance. He is the applicant but not the owner. Ruthann asks him who the owner of the property is. The owner is Camille Parisi. She will need to sign the authorization allowing Mr. Savino to act on her behalf. He explains what he would like to do. 23x40 farm stand. Some crops will be grown on the property. It will be open year round.

Would sell items grown in greenhouse (off site), NYS made syrup. Ruthann asks for elevation for the building itself. Ruthann explains that the driveway will require NYS curb cut permit. Building is a manufactured A-frame - 800 square feet. This application will need to be referred to the County Planning Board but will need the SEQR form and completed authorization form before being sent. Ruthann asks that the percentage of lot coverage be added to the map. Mr. McNamera offers a few comments that will be in his engineer review letter. There is discussion of lighting, hours of operation and items being sold. Mr. McNamara will send a letter with escrow amount for the applicant to set up with the Town. His application fee will also need to be paid at the next meeting.

PRIVILEGE OF THE FLOOR: None.

OTHER BUSINESS: None.

Motion by Win to adjourn. **Second by David.** Voice vote: All ayes. Motion carried.
Meeting adjourned at 10:17 p.m.

Respectfully submitted,

Donna Noble

Donna Noble, Clerk