

State of New York,
City and County of Schenectady

ss.:

NOTICE OF PUBLIC HEARING
Town of Galway
ZONING BOARD OF APPEALS

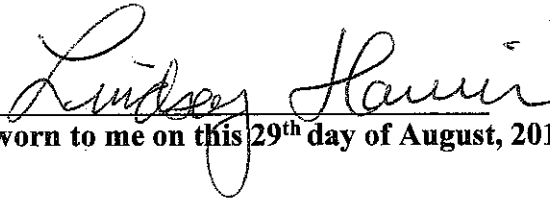
NOTICE IS HEREBY GIVEN that a public hearing will be held by the town of Galway Zoning Board of Appeals on Tuesday, September 6, 2016 beginning at 7:30 p.m. in the Town Hall, 5910 Sacandaga Road, Galway, New York, to consider the following application:

- * Application #ZB16-006 Un-table Application of Norman and Donna Dobbs for area variance(s) on property located at 1179 Perth Road, (tax parcel #198-1-6) in the A/R District of the Town of Galway.
- * Application ZB16-007 Application of Larry Boni for area variance(s) to build a two car garage on property located at 2515 May Road (May Wood Grove) (tax parcel #198.10-1-14) in the Lake District of the Town of Galway.

Donna Noble
Clerk
8/29 2274596

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 August 29, 2016




Sworn to me on this 29th day of August, 2016

NOTARY PUBLIC

ALISON COOKE
COMMISSIONER OF DEEDS
MY COMMISSION EXPIRES

4/2/2017





TOWN OF GALWAY
ZONING BOARD OF APPEALS
SARATOGA COUNTY, NY
ESTABLISHED 1792

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

RECEIVED

AUG 30 2016

TOWN OF GALWAY

ZBA MEETING AGENDA

Meeting Date/Time: **Tuesday, September 6, 2016 @ 7:30 pm**

- 1) Convene Meeting
- 2) Roll Call
- 3) Explanation of Procedure and Purpose of the Zoning Board of Appeals
- 4) Review/approval of minutes of August 2, 2016 meeting
- 5) **Public Hearing**
 - Application #ZB16-006 - Un-table Application of Norman and Donna Dobbs for area variance(s) on property located at 1179 Perth Road, (tax parcel #198.-1-6) in the A/R District of the Town of Galway.
 - Application #ZB16-007 - Application of Larry Boni for area variance(s) to build a two car garage on property located at 2515 May Road (May Wood Grove), (tax parcel # 198.10-1-14) in the Lake District of the Town of Galway.
- 6) **Public Meeting**
 - Application #ZB16-006 - Un-table Application of Norman and Donna Dobbs for area variance(s) to build a porch on property located at 1179 Perth Road, (tax parcel #198.-1-6) in the A/R District of the Town of Galway.
 - Application #ZB16-007 - Application of Larry Boni for area variance(s) to build a two car garage on property located at 2515 May Road (May Wood Grove), (tax parcel # 198.10-1-14) in the Lake District of the Town of Galway.
- 7) Other Business
- 8) Adjournment



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SEP 13 2016

TOWN OF GALWAY

MINUTES OF ZBA MEETING

Meeting Date: September 6, 2016

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

Meeting called to order at 7:31 pm by Chair, Mark Kindinger. Clerk called the roll:

MEMBERS PRESENT: Mark Kindinger, Herb Kopper, Teresa Brett, Christine McCormack and Ryan Flinton

MEMBERS ABSENT: None

ALSO PRESENT: Donna Noble, Clerk; and 8 people in the audience.

PROCEDURE AND PURPOSE OF THE ZBA – Chair explained the procedure and purpose of the Zoning Board of Appeals.

REVIEW AND APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

Members had previously reviewed the minutes of the August 2, 2016 meeting. Motion by **C. McCormack** to approve the minutes as presented. **Second by H. Kopper**. Voice vote: all ayes. Motion carried.

PUBLIC HEARING – opened at 7:32 pm

Application #ZB16-006 - Un-table Application of Norman and Donna Dobbs for area variance(s) on property located at 1179 Perth Road, (tax parcel #198.-1-6) in the A/R District of the Town of Galway. Mr. Dobbs explains that they are putting a deck on the front of the house. 8 feet by 6 feet, extending out an additional 5 feet. Didn't realize it was an issue with being so close to the road. When he came to get a permit he found out about the 10 foot variance that was granted to the previous owner but is looking for an additional variance of 13 feet along the front of the house. Needs a variance of 23 feet total. No questions or comments from the board.

Application #ZB16-007 - Application of Larry Boni for area variance(s) to build a two car garage on property located at 2515 May Road (May Wood Grove), (tax parcel # 198.10-1-14) in the Lake District of the Town of Galway. Mr. Boni explains that he is building a two (2) car garage and is looking for a 20 foot variance to the foundation. Discussion of the property line and the property that the power company owns. There is an easement, nobody can do anything with the land and a variance is definitely needed. Because of the eve, a 21 foot variance is needed to build the garage.

Motion to close public hearing by **H. Kopper**. Second by **R. Flinton**. Voice vote: All ayes. Motion carried.

PUBLIC MEETING:

Application #ZB16-006 - Un-table Application of Norman and Donna Dobbs for area variance(s) on property located at 1179 Perth Road, (tax parcel #198.-1-6) in the A/R District of the Town of Galway. Looking for a variance that extends 12 feet across the building on the south side and extending 13 feet out. Total variance of 23 feet, extending 12 feet along the front of the house.

Motion to approve variance by **H. Kopper**. Second by **R. Flinton**. All ayes, Motion carried.

Application #ZB16-007 - Application of Larry Boni for area variance(s) to build a two car garage on property located at 2515 May Road (May Wood Grove), (tax parcel # 198.10-1-14) in the Lake District of the Town of Galway. Looking for a side lot variance on the west side of the property. A variance of 21 feet to the eve of a proposed two (2) car garage. Motion to approve variance by **H. Kopper**. Second by **T. Brett**. All ayes, Motion carried.

PRIVILEGE OF THE FLOOR: Dan Lennon speaks to the board. He owns and is selling a 1.04 lot acre at 5317 Faber Road. The contract to sell is contingent upon whether or not the lot can be built on. There was an existing dwelling at one time but now there is only a foundation. The foundation cannot be used, a new one would need to be put in. They are not sure when there was a building there last. Mark explains that the zoning law requires 3 acres to build on. What they have is an existing sub-standard size lot. Normally sub-standard lots that have houses on them are grandfathered as a sub-standard lot. If it would meet the set backs, it would be fine but without a house on it the question becomes can a variance be granted to the area requirement of the zoning law. There are many things to consider. The exact dimensions of the property are not known. There are conflicting amounts of the acreage. Town of Galway tax site says it is 1.9 acres. Imagemate website says it is 1.04 acres. The board suggests that a survey be done to know the exact size of the lot. Mark will e-mail Marty with questions regarding the application that will be in front of the board next month (October). Mr. Lennon will have survey done for next month's meeting.

OTHER BUSINESS: Discussion of follow-up visits to people that have special use permits as it is noticed that a couple people in the town seem to be doing more than what their permit allowed for. This will need to be brought up at a town board meeting so that the board can have Chet follow-up with the individuals in question.

Motion to adjourn by **T. Brett**. Second by **C. McCormack**. Voice vote: All ayes. Motion carried. Meeting adjourned at 8:17 p.m.

Respectfully submitted,

Donna Noble, Clerk