

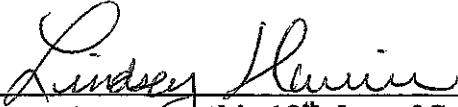
State of New York,
City and County of Schenectady

ss.:

**TOWN OF GALWAY
Planning Board
NOTICE OF PUBLIC HEARING**
NOTICE IS HEREBY GIVEN that the Town of Galway Planning Board will conduct a public hearing on Tuesday, September 27, 2016 at 7:30 p.m. in the Town Hall, 5910 Sacandaga Road, Galway, NY to consider the following applications:
Application #PB16-010: Application of Bruce and Monica Vanderhoof, for a lot line adjustment on property located at 2405 Cruthers Road, (tax parcel no. 186-2-13-2) and 2395 Cruthers Road, (tax parcel no. 186-2-11-11) in the A/R District in the Town of Galway.
Application #PB16-011: Application of Robln L. Collier, for a 2-lot minor subdivision of property located on Whitesides Road, (tax parcel no. 171-01-02) in the A/R District in the Town of Galway.
Donna M. Noble
Clerk
9/17 2276925

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 September 17, 2016


Sworn to me on this 19th day of September, 2016

NOTARY PUBLIC

ALISON COOKE
COMMISSIONER OF DEEDS
MY COMMISSION EXPIRES

4/2/2017





TOWN OF GALWAY

PLANNING BOARD
SARATOGA COUNTY, NY
ESTABLISHED 1792

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

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SEP 20 2016

TOWN OF GALWAY

PLANNING BOARD MEETING AGENDA

Meeting Date/Time: **September 27, 2016 - 7:30 p.m.**

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

1. Convene Meeting
2. Roll Call
3. Review of minutes of August 23, 2016 meeting
4. Clerk's Report
5. Chair's Report
6. **Public Hearing:**

Application - #PB16-010: Application of Bruce and Monica Vanderhoof, for a lot line adjustment on property located at 2405 Cruthers Road, (tax parcel no.: 186.-2-13.2) and 2395 Cruthers Road, (tax parcel no.: 186.-2-11.11) in the A/R District in the Town of Galway.

Application - #PB16-011: Application of Robin L. Collyer, for a 2-lot minor subdivision of property located on Whitesides Road, (tax parcel no.: 171.-01-02) in the A/R District in the Town of Galway.

7. **Public Meeting:**

Application - #PB16-010: Application of Bruce and Monica Vanderhoof, for a lot line adjustment on property located at 2405 Cruthers Road, (tax parcel no.: 186.-2-13.2) and 2395 Cruthers Road, (tax parcel no.: 186.-2-11.11) in the A/R District in the Town of Galway.

Application - #PB16-011: Application of Robin L. Collyer, for a 2-lot minor subdivision of property located on Whitesides Road, (tax parcel no.: 171.-01-02) in the A/R District in the Town of Galway.

Application - #PB16-012: 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 - #PB16-013: Application of Saratoga PLAN, for a lot line adjustment of Milton Preserve located on CR45 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.

Application - #PB16-014: Application of Eric P. Nightingale for a home occupation permit on property located at 1301 Perth Road, (tax parcel no.: 198.-1-9.121) in the A/R District of the Town of Galway.

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



TOWN OF GALWAY

PLANNING BOARD
SARATOGA COUNTY, NY
ESTABLISHED 1792

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

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TOWN OF GALWAY

MINUTES OF PLANNING BOARD MEETING

Date/Time of Meeting: September 27, 2016 - 7:30 p.m.

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

MEMBERS PRESENT: Rebecca Mitchell, Mary Lynn Kopper, Mikel Shakjarian and Donna Noble, Clerk

MEMBERS ABSENT: Win McIntyre

ALSO PRESENT: Present in the audience: applicants (6) and 4 other people.

REVIEW AND APPROVAL OF MINUTES:

All board members previously reviewed the minutes of the August 23, 2016, 2016 meeting. One correction made. **Motion by MaryLynn** to approve the minutes with correction. **Second by Mikel** Voice vote: 3 ayes. 1 abstain (Rebecca, not at August meeting). Motion carried.

CLERK'S REPORT: None.

CHAIR'S REPORT: None.

PUBLIC HEARING:

Application - #PB16-010: Application of Bruce and Monica Vanderhoof, for a lot line adjustment on property located at 2405 Cruthers Road, (tax parcel no.: 186.-2-13.2) and 2395 Cruthers Road, (tax parcel no.: 186.-2-11.11) in the A/R District in the Town of Galway. No questions or comment from the public.

Application - #PB16-011: Application of Robin L. Collyer, for a 2-lot minor subdivision of property located on Whitesides Road, (tax parcel no.: 171.-01-02) in the A/R District in the Town of Galway. No questions or comments from the public.

Motion by Mikel to close public hearing. **Second by Mary Lynn.** Voice vote: All ayes. Motion carried.

PUBLIC MEETING:

Application - #PB16-010: Application of Bruce and Monica Vanderhoof, for a lot line adjustment on property located at 2405 Cruthers Road, (tax parcel no.: 186.-2-13.2) and 2395 Cruthers Road, (tax parcel no.: 186.-2-11.11) in the A/R District in the Town of Galway. New maps dropped off. (did not find them until after the meeting was over). Ms. Vanderhoof brought one map and presented it to the board. She explains where the lots are. The goal of the lot-line adjustment is to preserve their privacy and to retain the back lot. Ruthann questions where exactly the barn on the property is located. It is an existing barn and is located right up to the property line. Ruthann comments that nothing is being changed, just that they are adding 14 acres to the property. This is strictly a lot line adjustment. No other questions or comments from the board. SEQR was waived in last month's meeting (because it is just a lot line adjustment). **Motion by MaryLynn** to approve application #PB-010 for a lot line adjustment. **Second by Mikel.** Voice vote: All ayes. Motion carried.

Application - #PB16-011: Application of Robin L. Collyer, for a 2-lot minor subdivision of property located on Whitesides Road, (tax parcel no.: 171.-01-02) in the A/R District in the Town of Galway. Upon the board's suggestion, Ms. Collyer presents a letter from the Highway Superintendant granting driveway approval. There is also DEC approval. Ruthann reads letter from DEC. Ruthann explains that in 5 or 10 years, if Ms. Collyer were to expand into the area discussed in the DEC letter, she will have to back to DEC for approval. No questions or concerns from the board. SEQR review. **Motion by Mary Lynn** that based on the information and analysis, and supporting documentation, the proposed action will not result in any significant adverse environmental impacts. **Second by Mikel.** Voice vote: All ayes. Motion carried. **Motion by Mikel** to approve application #PB16-011 for a 2 lot minor subdivision. **Second by Rebecca.** Voice vote: All ayes. Motion carried.

Application - #PB16-012: 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. Diane Sickler explains her proposal. Her son lives on the property now. They want to remove the existing modular home, replace it with a new one and also put in a new raised septic system. They would like to transfer 6.559 acres creating a new property line. Ruthann asks Ms. Sickler to show the board on the plan where the new property line will be. The driveway will still be where it is now. The board will need to know that there will be 50 feet on either side of the new dwelling to the property lines. The plan will also need to show where the well is and where the septic will be. The septic must be 100 feet from existing wells on the property (home on the right is on the same lot). If a lot line is being created, it must be in compliance with the code. It cannot create a problem. There is discussion of how the new lot line can be adjusted on the plan. A new plan will be made showing the new lot line, the 50 foot setbacks on each side, proposed structure, proposed septic, and existing well for each dwelling on lot. The design of the septic will need to be approved by the code enforcement officer. There are wetlands on the property but they are way in the back of the property. SEQR review. **Motion by Mary Lynn** that based on the information and analysis, and supporting documentation, the proposed action will not result in any significant adverse environmental impacts. **Second by Mikel.** Voice vote: All ayes. Motion carried. **Motion by Rebecca** to approve application #PB16-012 as a 2 lot minor subdivision and schedule for a public hearing. **Second by Mary Lynn.** Voice vote: All ayes. Motion carried.

Application - #PB16-013: Application of Saratoga PLAN, for a lot line adjustment of Milton Preserve located on CR45 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. Craig with Saratoga Plan explains that the Rhodes are donating 23 acres of land. They will be looking for a lot line adjustment. They are applying for a grant to get a survey. There is no action looking to be taken at tonight's meeting. The wetlands, if any, stream and street names will need to be indicated on the survey map. Ruthann explains that until a survey map is done the board cannot approve a lot line adjustment which will be proposed between the Milton Preserve and Saratoga Plan. Once a survey map is done, they will come back in front of the board.

Application - #PB16-014: Application of Eric P. Nightingale for a home occupation permit on property located at 1301 Perth Road, (tax parcel no.: 198.-1-9.121) in the A/R District of the Town of Galway. Eric Nightingale explains that he works as an electrician with his parents for 20 years. His parents are now retired and he is looking to establish a business in his own name at his property. He is here to make sure that there are no issues with the town. It will be a small family business. There is an existing building on the property this is used for storing tools. There will be no signs. No employees. Nothing will be stored outside. The existing building on the property is 800 square feet. This application does not give the outward appearance of a business, does not infringe on the right of neighboring residence and does not alter the character of the neighborhood. Ruthann asks the board if they have questions or see any reason why this would be considered anything but low impact. **Motion by Mikel** to classify application #PB16-014 as a low impact and does not require any further review, a site plan or a special use permit approval. **Second by Mary Lynn.** Voice vote: All ayes. Motion carried.

PRIVILEGE OF THE FLOOR: None

OTHER BUSINESS: Galway Co-Op court date is postponed until December.

Motion by Mary Lynn to adjourn. **Second by Mikel.** Voice vote: All ayes. Motion carried. Meeting adjourned at 8:35 p.m.

Respectfully submitted,

Donna Noble

Donna Noble, Clerk