



TOWN OF GALWAY
PLANNING BOARD
SARATOGA COUNTY, NY
ESTABLISHED 1792

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

MINUTES OF PLANNING BOARD MEETING

Date/Time of Meeting: July 27, 2021, 7:30 p.m.

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

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

MEMBERS ABSENT: None.

ALSO PRESENT: 1 person in attendance.

REVIEW AND APPROVAL OF MINUTES: All board members previously reviewed the minutes of the June 22, 2021 meeting. Corrections needed. **Motion by Rebecca** to approve the minutes with the correction. **Second by Win.** Voice vote: all ayes, Motion carried.

CLERK'S REPORT: Survey map of lands of William E. Palmer and Mary J. Hayner has been filed with the Saratoga County Clerk on June 7, 2021.

CHAIR'S REPORT: None.

PUBLIC HEARING: Application #PB 21-007 - Application of Marilyn Reiss for a Home Occupation Permit on property located at 1173 Ridge Road (tax parcel no.: 185.-1-34.3) in the A/R District of the Town of Galway. CLA is in attendance along with Marilyn Reiss. There is nobody in attendance regarding this application. Neighbor at 1165 Ridge Road sent an e-mail to Ruthann regarding concern over the large metal structure in the driveway. Ruthann reads the e-mail and her e-mail response. The metal structure in the driveway has nothing to do with her application.

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

Application #PB 21-008 - Application of David and Wendy Stokna for a Minor Subdivision on property located at 1442 Perth Road (198.-1-86) in the A/R District of the Town of Galway. Mr. and Mrs. Stokna are in attendance. There are no comments or concerns from the public as nobody is in attendance regarding this application.

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

PUBLIC MEETING: Application #PB 21-007 - Application of Marilyn Reiss for a Home Occupation Permit on property located at 1173 Ridge Road (tax parcel no.: 185.-1-34.3) in the A/R District of the Town of Galway. The Board looks over the documentation - the additional information requested has been added to the site plan. Board has no questions or concerns.

Motion by Kevin to approve the Home Occupation Permit. **Second by Win.** Voice vote: All ayes. Motion carried.

Application #PB 21-008 - Application of David and Wendy Stokna for a Minor Subdivision on property located at 1442 Perth Road (198.-1-86) in the A/R District of the Town of Galway. Zoning Board of appeals granted the area variance. The requested information has been added to the site plan. Board has no questions or concerns.

Motion by Rebecca to approve the 2-lot minor subdivision. **Second by David.** Voice vote: All ayes. Motion carried.

Application #PB21-004 - Application of Keehan Fuels for a Site Plan Review/Special Use Permit on property located at 1608 NYS Route 29 (tax parcel no.: 185.-2-4) in the Commercial C-1 District of the Town of Galway. Kevin Keehan is in attendance. Ruthann explains that the map needs to have the preparer's name on it. Mr. Keehan comes up to the desk to explain the map and what, if any, changes will be made. Mr. Keehan explains that there will not be many changes and the site plan is accurate (aerial view map). The gravel areas and the parking areas are all existing. There will be a chain link fence. There is also a bathroom inside the building. There is septic. Nothing will be changed or added to the inside of the building. There was screening done on the west boundary. There are bins on the property that will be removed. Not a lot will be stored outside. Three trucks will be stored inside. Only painting will be done to the building. Again, the preparer's name needs to be on the map. The title block will also need to be added and it needs to show that the bins are removed.

SEQR Review

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

Motion by Kevin to set this application for a public hearing. **Second by Win.** Voice vote: All ayes. Motion carried.

Application #PB21-006 - Application of Sandra Wheeler-Arey for a Lot Line Adjustment on properties located at 2589 Galway Road (tax parcel no.: 200-1-56) and the premises located to the South of Ballston Galway Road (tax parcel no.: 200-1-3) in the A/R District of the Town of Galway. Mr. Sutton is in attendance to speak on behalf of the applicant. Mr. Sutton explains that Ms. Wheeler-Arey owns a 48 acre parcel on both sides (both the north and the south) of Ballston-Galway Road. This is one tax parcel. What she is asking is for permission to take the southern part of the south part of Ballston- Galway Road and add it another parcel that Ms. Wheeler-Arey owns directly to the east so that instead of the 48 acre parcel that straddles the road she will have one parcel on the

north and the combined parcel on the south with the combined parcel on the south being approximately 45 acres. This application is truly a lot-line adjustment. There are three existing parcels and will continue to be three existing parcels. Ruthann says it might be beneficial to have a note showing that "the property line is to be eliminated". Also, the standard driveway note will need to be added to the map. This application will need to go to the County Planning Board for review.

Motion by Win to waive SEQR review and public hearing requirements. **Second by David.** Voice vote: All ayes. Motion carried.

Motion by Rebecca to approve the lot line adjustment conditioned upon additional notes to be added to the map and upon determination of the County's review. **Second by David.** 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. TJA is not in attendance tonight. They are still waiting for confirmation from the Army Corp. engineer.

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's engineer could not attend tonight's meeting and asked that the application be postponed until the August meeting.

PRIVILEGE OF THE FLOOR: None.

OTHER BUSINESS: Ruthann has received an e-mail from the **Galway Co-Op.** They have received the permit from the DOT and have come to an agreement with Saratoga County DPW. Ruthann does not know what the agreement is but told them we will put them on the agenda for the August meeting and to bring documentation that they have the permit and what the agreement is. Win ask if he could send the documentation in ahead of time. Ruthann will e-mail and ask.

Ryan's Garage needs an amended approval letter for DMV stating that we are allowing them to do work there as an automotive repair shop.

Galway Lake Camper's Association would like to be notified of all applications that pertain to the Galway Lake as they are an adjoining property owner.

Motion by Win to adjourn. **Second by Rebecca.** Voice vote: All ayes. Motion carried.
Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Donna Noble

Donna Noble, Clerk