



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: June 22, 2021, 7:30 p.m.

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

MEMBERS PRESENT: Rebecca Mitchell and Win McIntyre.

MEMBERS ABSENT: David Schweizer and Kevin Symonds.

ALSO PRESENT: 1 person in attendance.

REVIEW AND APPROVAL OF MINUTES: All board members previously reviewed the minutes of the May 25, 2021 meeting. One correction needed. **Motion by Rebecca** to approve the minutes with the correction. **Second by Win.** Voice vote: all ayes, Motion carried.

CLERK'S REPORT: None.

CHAIR'S REPORT: None.

PUBLIC HEARING: None.

PUBLIC MEETING: Application #PB-21-003 - Application of Galway Co-Op for a Site Plan Review/Special Use Permit on property located at 6049 Fish House Road (172.-1-57) in the Commercial C-1 District of the Town of Galway. The Galway Co-Op and Mr. Sutton are not in attendance. Ruthann sent the letter from NYS DOT Engineer to each member. Galway Co-Op's application has been submitted to NYS DOT at the end of March (second time around. Their first application was withdrawn as they thought they wouldn't need DOT approval. Upon second submittal, it was found that their application was not complete. They asked to be put on the agenda for next month. Ruthann is not confident that they will provide the right details to DOT and get a response by next month. Ruthann asks Mr. Trainor what the alternatives to tabling the application are. Mr. Trainor explains: table again, take a vote deeming the application incomplete (and start over), or tabling indefinitely (which is not something the board is willing to do). This application is dated February. The applicant will need to submit a plan eliminating the access point that will not be used. The application will need to go to the county again. There is discussion of who will send the letter. A letter will be sent to the applicant specifically stating what is decided tonight, what they need to do so that the application can be reviewed for the county again, and give them a deadline.

Motion by Rebecca to table this application until the September 28th meeting and agreement to Mr. Trainor sending a letter to the applicant addressing the outstanding issues discussed tonight. **Second by Win.** 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 sent correspondence stating that DEC went to the site and confirmed boundaries of the wetlands. They are waiting for the Army Corp. to come out and confirm as well. They are also putting together the photo simulation of the two properties that they were asked to do. Mr. Trainor says that the shock clock runs out at the end of July. Our July meeting is July 27. It will be wise to ask them for an extension, until the end of September (September 28 meeting).

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 not in attendance. Mr. Trainor explains that the prior letter sent to Mr. Savino states that "if the Town Planning Board does not receive the required information or documentation to complete your application by June 22, they will deem your application to be abandoned". They did submit the required information but they are not in attendance. Mr. McNamara has reviewed the submitted documentation and has made comments. There are questions that need to be answered. Mr. McNamara goes through his comments. SEQR question needs to be addressed before the SEQR short EAF can be reviewed. Mr. McNamara continues with more comments that will need to be addressed by the applicant. Can this application be sent to the county now? No, because the SEQR has not been completed and cannot be complete until questions have been addressed. A letter will be sent to the applicant that he needs to be in attendance at the July 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. CLA is in attendance along with Marilyn Reiss to present their application for a Home Occupancy Permit. Ms. Reiss would like operate a dog kennel on her property. The operation will be out of her home office. She is also seeking approval for an accessory structure which will be the dog kennel. The operation will be owned and operated solely by Ms. Reiss. She will be using a 120 square foot home office inside the residence as well as a 432 square foot dog kennel with an attached garage. The kennel will be located 117 feet from the residence and 120 feet to Ridge Road. Also, the kennel will be located 366 feet from the property line to the west and 381 feet from the property line to the east. The location will help screen the structure from Ridge Road. The sign will be on the kennel and not be seen from the road. The drop off of dogs will be 7-9 a.m. with a 4-6 p.m. pick up. The dogs will not be out after 9:00 p.m. Ms. Reiss explains her back ground. She also explains that the kennel structure is hoping to be purchased from Horizon Structures, it is a modular structure. 12x36. Totally enclosed. The inside portion is 12x12. There will be three kennels on each side and runs for the outside. There will also be a small outdoor area. Ruthann asks about the application questions - exterior display, exterior storage of materials or

evidence of the home occupation. Ms. Reiss answered yes. Ruthann reads the code. This answer was answered yes by mistake. The building is allowed. There will be no storage. This question should have been answered "No". Ruthann asks about the extra play area. This area needs to be shown on the map. There are no requirements needed to be met by the state. Ms. Reiss will not have any employees. This is a type 2 application and SEQR is not required.

Motion by Rebecca that this is a type 2 application - SEQR is not required and set for a 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 to explain their application. Mrs. Stokna reads a statement/history of the property that was sent in with the application but is not sure everybody had a chance to review it. She has also attached photos of recently discovered survey stakes. These stakes were never seen and the applicants believe this is an incomplete subdivision. This application will be heard before the Zoning Board at the July meeting for an area variance. Rebecca explains that the site plan needs a site location map added. Also, there is a 20 foot passageway between the front and rear of lot 1 that needs to be labeled on the site plan.

SEQR review.

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

Motion by Rebecca to classify as a 2-lot minor subdivision, contingent on ZBA approval/determination. **Second by Win.** Voice vote: All ayes. Motion carried.

PRIVILEGE OF THE FLOOR: None.

OTHER BUSINESS: None.

Motion by Win to adjourn. **Second by Rebecca.** Voice vote: All ayes. Motion carried.
Meeting adjourned at 8:54 p.m.

Respectfully submitted,

Donna Noble

Donna Noble, Clerk