



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

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

MINUTES OF ZBA MEETING

Meeting Date: Tuesday, May 3, 2022

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

Meeting called to order at 7:30 pm by Chair, Andy Decker. Clerk called the roll:

MEMBERS PRESENT: Christine McCormack, Herman Niedhammer, Katie Dannible, and Kiley Gregory.

MEMBERS ABSENT: None.

ALSO PRESENT: Donna Noble, Clerk, James Trainor, Esq., Trevor Gilday, Code Enforcement Officer and 2 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 have reviewed the minutes of the March 3, 2022 meeting. **Motion by Herman** to approve the minutes. **Second by Kiley.** Voice vote: four ayes, one abstain (Christine). Motion carried.

PUBLIC HEARING

ZBA 22-002 - Application of John T. O'Connor, III for an area variance to build a 24'x24' addition on the existing single family dwelling on property located at 1460 Perth Road (tax parcel no.: 198.-1-71.413) in the A/R District of the Town of Galway. Larry Ruzycky is in attendance to represent Mr. O'Connor. Mr. O'Connor is looking to build a 24'x24' addition on his existing residence. This will encroach the setbacks and is here to seek relief.

William Weiss, owner of 1461 and 1481 Perth Road is in attendance. He is not against the project but he has a couple of questions. Will it will be one or two stories? - it will be one story and will match the house. Will the foundation stay the same, no blasting? the concrete won't be disturbed? No. The foundation will not be disturbed.

It has been brought to the board's attention that this is a non-conforming lot because this is a one acre lot not a three acre. After 1992 a special use permit is needed and the Planning Board will need to approve it. The Zoning Board can still grant the variance contingent upon SUP issued by the Planning Board. Mr. Ruzycky will submit an application to the Planning Board.

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

PUBLIC MEETING

ZBA 22-002 - Application of John T. O'Connor, III for an area variance to build a 24'x24' addition on the existing single family dwelling on property located at 1460 Perth Road (tax parcel no.: 198.-1-71.413) in the A/R District of the Town of Galway. A variance of 10 feet '6 inches is needed.

Motion by Herman for a variance of 10'6" on the east side extending 26 feet for a 24'x24' addition, contingent upon the Planning Board approval of a Special Use Permit. **Second by Kiley**. Voice vote: All ayes. Motion carried.

PRIVILEGE OF THE FLOOR: None.

OTHER BUSINESS: None.

Motion to adjourn by Katie. **Second by Christine**. Voice vote: All ayes. Motion carried. Meeting adjourned at 7:47 p.m.

Respectfully submitted,

Donna Noble

Donna Noble, Clerk