



# TOWN OF GALWAY

ZONING BOARD OF APPEALS  
SARATOGA COUNTY, NY  
ESTABLISHED 1792

5910 Sacandaga Road  
Galway, New York 12074  
518-882-6070

## **MINUTES OF ZBA MEETING**

Meeting Date: Tuesday July 5th 2023

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

Meeting called to order at 7:01 pm by Chair, Andy Decker.  
Clerk called the roll:

**MEMBERS PRESENT:** Andy Decker, Christine McCormack, Dave McKenzie, Kiley Gregory

**MEMBERS ABSENT:** Herman Niedhammer

**ALSO PRESENT:** Amanda Barnes - Clerk, Diane DeSanto, Esq., JD Arnold, Code Enforcement Officer Treavor Gilday, and Twelve (12) 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 June 2023 meeting. **Motion by Christine** to approve the minutes. **Second by Kiley.** Voice vote: all ayes. Motion carried.

## **PUBLIC HEARING** –

ZBA 23-005 Application of Robert Metro for an Area Variance to demo a 2 car garage and build a 3 car garage located at 5326 Bliss Road Galway NY 12074 (Tax Parcel no:200.-1-24) in the town of Galway.

Bob – Owner presents plans for the 3 car garage to go from an existing 24x24 to a 36x36.

Andy – Is getting with in the 40' of the property doable?

Christine- Existing breezeway is it conducive to reduce the breezeway?

Bob – no in doing so that would alter the driveway and would be to close to the septic and retaining wall. Andy- proposed location doesn't seem like it would block anything or anyone at any other property.

**Motion** to close the public hearing on application 23-005 by **Christine. Second by Dave** Voice vote: All ayes. Motion carried.

## **Public Meeting:**

ZBA 23-005 Application of Robert Metro for an Area Variance to demo a 2-car garage and build a 3 car garage located at 5326 Bliss Road Galway NY 12074 (Tax Parcel no:200.-1-24) in the town of Galway.

**Motion by Kiley** to Approve area variance of 10' to the south stretching 36' to build a 3-car garage ZBA Application 23-005 of Robert Metro. **Second by Dave.** Voice Vote: All ayes. **Motion Carried**



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## Public Hearing:

ZBA 23-006 Application of Stephen Budlong for an Area Variance to install a 24x24' shed near the property line and road located at 5602 Parkis Mills Road (tax Parcel no: 186.-2-43.2) in the Town of Galway.

Steve – Would like to put a 24x24 shed near the property line and road set back due to other areas on the property are no conducive or a good spot.

Andy – Would prefer if the building was pushed back from the road

Steve – by pushing it back it reduces the usable yard space and accessibility

Andy- Shed is 16' from the south property line right of the road set back is the starting of the boundary.

Kiley – property size is 2 acres?

Andy – If we could swap the location of the wood and shed even with the garage that would be more conducive.

- More aesthetic solution is the make the property look nicer

Andy- Corner of the house is 15' from the property line as there was an addition built.

**Motion** to close the public hearing on application 23-006 by **Christine**. **Second by Dave** Voice vote: All ayes. Motion carried.

## Public Meeting:

ZBA 23-006 Application of Stephen Budlong for an Area Variance to install a 24x24' shed near the property line and road located at 5602 Parkis Mills Road (tax Parcel no: 186.-2-43.2) in the Town of Galway.

**Motion by Kiley** to Approve area variance of 34' to the south side stretching 24' for a 24x24' shed in keeping it 50' off road ZBA Application 23-006 of Stephen Budlong. **Second by Dave**. Voice Vote: All ayes. **Motion Carried**

## Public Hearing:

ZBA 23-007 Application of The Town of Galway for an Area Variance to build a 6900 sq foot community building 5078 Sacandaga Road (tax Parcel no: 199.-2-40) in the Town of Galway.

James Glen is presenting on behalf of the Town of Galway: New community building to be a 119'x58' building 26'10" high, to be a metal building with metal siding, a small concession stand, bathrooms and a kitchen, Along with the Open Space. Building will use well water.

Andy – 3400 sqft variance is an over abundance size for an Area variance in the zoning regulations.

Property is 17.80 acers

Christine – Why cant the size be reduced?

James- it wouldn't be a usable space at the point.

- What impact would it have on taxes'

James – states it's a tax neutral building with the grants and maintenance

- Construction Cost – Unknow at this time

Andy- That is not really the issue at hand the variance is in regards to the size.

Christine – 3400sqft variance – what would it be to make it with In the zoning.

James – building has already been reduced by 1200sqft from the original plan



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Christine -How is the size determined?

James- By the use and occupancy.

- Why is it needed if there are building that are vacant in the community ie. Library and Galway Gym.
- Doesn't see a need for that size building something 2500 sqft is acceptable

James – Youth sports would be a usable space and youth commission along with basketball court for the youth. And with the school vote to renovate the gyms they would be down a gym for almost 2 years.

James – there is a need currently kids go to Ballston spa for youth sports, its sized for all activities and would allow to have events in the space all year round.

Andy- zoning is just the first step and 2<sup>nd</sup> is planning board.

Christine – needs more information on anticipated uses and people to use it with 282 max occupancy.

James – uses can include basketball court, 280 people with tables and chairs, and festivals.

Board – Provide studies on similar type of communities of what they have had in their buildings and uses for the winter.

**Motion** to close the public hearing on application 23-007 by **Kiley**. **Second by Dave** Voice vote: All ayes. Motion carried.

## **Public Meeting:**

ZBA 23-007 Application of The Town of Galway for an Area Variance to build a 6900 sq foot community building 5078 Sacandaga Road (tax Parcel no: 199.-2-40) in the Town of Galway.

**Motion** to table Application 23-007 and provide the board with justification on the size of the building and uses by **Christine**. **Seconds by Dave** Voice Vote: All ayes. Motion Carried.

**PRIVILEGE OF THE FLOOR:** None.

**OTHER BUSINESS:** None

**Motion to adjourn by Christine**. **Second by Dave**. Voice vote: All ayes. Motion carried. Meeting adjourned at 7:56 p.m.

Respectfully submitted,

*Amanda DeRidder*

Amanda Barnes, Clerk