



# TOWN OF GALWAY

PLANNING BOARD  
SARATOGA COUNTY, NY  
ESTABLISHED 1792

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

## MINUTES OF PLANNING BOARD MEETING

**Date/Time of Meeting:** July 25<sup>th</sup>, 2023, 7PM.

**MEETING CALLED TO ORDER** at 7:00 p.m. by Ruthann Daino, Chair.

**MEMBERS PRESENT:** Ruthann Daino, Rebecca Mitchell, Kylie Holland, Renee Roth-O'Neil, Kevin Symonds.

### MEMBERS ABSENT:

**ALSO PRESENT:** Amanda Barnes – Clerk, Ryan Pezzulo Esq., and approximately fifteen (15) people in the audience.

**REVIEW AND APPROVAL OF MINUTES:** All board members previously reviewed the minutes of the June 2023, meeting. Corrections as noted. **Motion by Rebecca** to approve the corrected minutes. **Second by Kylie.** Voice vote: all ayes. Motion carried.

**CLERK'S REPORT:** None.

**CHAIR'S REPORT:** Ruthann – TJA has met all the requirements of our engineer's review letter and the building inspector will issue a building permit once decommissioning bond is finalized.

Alliance 180 has their grand opening on Monday.

Star Farms's NYS board variance was denied for the sprinkler system.

### PUBLIC HEARING:

**Application #PB23-002** Application of Jessica Bellone – The Galway Local, for Special Use Permit/ Site Plan review on property located at 5306 Sacandaga road (tax parcel no.: 199.-1-44).

- Jessica Bellone new Owner of the Galway Local provided a presentation on the Galway Local, showing the new logo and presents her daughters and their impact on the new business. Provides a description of what the site plan is and the several upgrades to the building and access to the inside, biggest changes on the exterior are the parking and the terrace, dumpster and delivery access and parking lot with directional parking for flow of traffic. In Addition will give access to the snowmobile trails and will be sponsored on their website.
- Question: When do you open. End of August beginning of September
- Question: Will parking include trailer accessibility – Yes they will be able to have space along the property line and space to accommodate.
- Ruthann Received a voice mail from Jackie Bombard on behalf of Shirley McChesney that she thinks this is fantastic and to get it open as soon as possible.
- Ruthanne also received an email from Rick Sleeper owner of the Cock N Bull giving his support.
- Question: Menu's – they will be similar with some upgrades



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- Survey was completed by Van Guilder Associates and did all layout per NYS code and ADA compliance for handicap accessibility.

**Motion by Kevin** to Table and keep public hearing open on application PB23-002 Jessica Bellone, **Second by Renee**. Voice vote: All ayes. Motions Carried

## PUBLIC MEETING:

**Application #PB23-002** Application of Jessica Bellone – The Galway Local, for Special Use Permit/ Site Plan review on property located at 5306 Sacandaga road (tax parcel no.: 199.-1-44).

Rebecca: What are the lines on the blow up of the site plan?

Jessica: isn't sure as well and will ask the survey company to turn off that layer and remove those lines from the final.

Rebecca: is what is shaded existing, is what is unshaded new pavement, Is the dumpster in the grass?

Jessica: Yes, at the moment the dumpster is on the grass but can put it on a pad, Will have the survey company add a legend to the map. And will confirm with waste management the access to the dumpster is compliant.

Kevin: the lot layout its 20' of one way with backing up straight out is that enough space. If boats and trailers are to access as well.

Jessica: discussed the fence at the edge of the pavement discussion about moving planters to make access and snow removal easier, can move the landscaping as well at the edge to expand planters and fence on the map is movable. There is option to extend parking lot into the grass area if planters are moved they can alter the parking lot to make it larger. Also can make the option to make the back area a gravel parking for overflow. Could provide the option to make the middle parking angled and will confirm with engineer of that compliance.

Renee: Question if the town board has confirmed crossing guard? Yes the town has that handled and will employ during the window provided in code and during school hours.

Rebecca: How specific is the requirements of handicap parking needed on the plan is what is there enough?

Ruthann – Building department would review that portion after construction and before CO is issued to make sure it meets code and drawings.

Ruthann- Seems adequate that proposed is existing and building department will be the 2<sup>nd</sup> check.

Rebecca: where is the ramp?

Jessica: it is the passage between the building and terrace – will have them labeled on the drawing and provide a 24x36 set for board in addition to having the signage accessible and labeled on the map.

Renee – Proposed terrace is the mail goal to block off traffic and provide a barrier with tables and chairs for open space.

Kylie – What are the barriers?

Jessica – Concrete barriers potentially painted with some planting options and other will be galvanized tin troughs with planters and soil with fencing at the ends.

Ruthann – Do we want an Engineers review?

Ryan- A updated survey with all additions per the meeting would be needed



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Jessica will go back to the 3 companies assisting with the layout and voice the boards concerns on the parking layout and provide a revised drawing.

Ruthann: Reads the Review of the Saratoga County Planning Board – their response is – no significant impact.

**Motion by Kevin** to Table and keep Public Meeting open on application PB23-002 Jessica Bellone to , **Second by Rebecca**. Voice vote: All ayes. Motions Carried

## PUBLIC HEARING:

**Application #PB23-003** Application of Town of Galway – Community Building, for Site Plan review on property located at 5078 Sacandaga road (tax parcel no.: 199.-2-40).

Lucie on Perth Road – What is the anticipated expense to the town tax payers? Mentions that the Galway Market is 5000 SQ feet building that is expensive as the price has gone up. What else is going in this building.

- On the tax bill there is line items for all will this impact – there is 5-6000 people in town, this is a little town. Library is not always open with no activity and no access to being able to use the building.
- Louie – Brought up that there are many open buildings, town needs more farms.
- Donna Miller 2446 Galway Road – in reading town board minutes on page 178 that there was a lot of positive feedback. How was that measured? In the April 25<sup>th</sup> Minutes Public is supportive – how is that determined and measured. This information should go to the public community of less then 4000 people.
- Brian Bischoff Crooked Street – Understanding there is a zoning application in progress, Is the supervisor open to a referendum to a vote what is the boards opinion and how is it viewed?
- The Board has no comments at this time.
- Arlene Rhodes was at the board meeting – the board should have more transparency of the community building and the public should have more information as there are plenty of open buildings as many people don't know and the public should have full say, the school is used for athletics and there are plenty of buildings to use.
- Bryan Burns – learned last month that the original building was 24x24 storage building and morphed into what it is, doesn't see why this building is needed and what possibility this use is. Every board doesn't seem to be on the same page.

**Motion by Kylie** to close the Public Hearing -Planning Board Application PB23-003 for the Town of Galway Community Building **Second by Renee**. Voice vote: all ayes Motion carried.

## PUBLIC MEETING:

**Application #PB23-003** Application of Town of Galway – Community Building, for Site Plan review on property located at 5078 Sacandaga road (tax parcel no.: 199.-2-40).

All Comments have been heard.

ZBA has tabled the application pending additional information to support why the large size is needed.



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Ruthanne presented the Saratoga County Planning Board Review – there is no significant impact.

Ruthann- questions the options to approve, table or deny this application at this time?

Kylie- Would like to see what the ZBA application proceedings come out on.

Mike Smith provided the project narrative and packet of support letters.

Kylie – Table the application till ZBA reviews

Renee – ZBA is only determining the size for approval.

Rebecca –

**Motion by Kylie** to table Planning Board Application PB23-003 for the Town of Galway Community Building **Second by Rebecca**. Voice vote: all ayes Motion carried.

## PRIVILEGE OF THE FLOOR:

Bryan – Mike and Treavor knew this building was happening

Are there plans to rent the community building – Ryan If they receive a grant the building can not be rented .

- If Supervisor applied for a grant with out anyone knowing?
- A lot of ifs is there going to be a financial analysis for the tax payers
- Kids will end up trashing, who is cleaning and footing the bill
- 1587 Hermance Road – What’s the town doing about in law apartments? 2 residences, current code is acceptable. What about using it as an Airbnb what are those guidelines.
- Ryan – that is a town board question and a legislative decision.
- 1584 Hermance Road – what is going on with the survey online. No ones knows what’s going on with that.
- JD Arnold – Hears their concerns but it’s a not practical to mail every resident the survey and costly. The comprehensive board is very transparent about the meetings and have been posted. To mail to every resident would cost 10K.
- Every single resident should know what is going on someone should canvas and the town should pay them.
- The online calendar should be updated with all meetings and events.

## OTHER BUSINESS: None

**Motion by Kevin** to adjourn. **Second by Kiley**. Voice vote: All ayes. Motion carried. Meeting adjourned at 8:29 p.m.

Respectfully submitted,

*Amanda Barnes*

Amanda Barnes, Clerk