



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 September 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, Herman Niedhammer

MEMBERS ABSENT: N/A

ALSO PRESENT: Amanda Barnes - Clerk, Diane DeSanto, Esq., JD Arnold, Code Enforcement Officer -TBD, and Fourteen (14) 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 August 2023 meeting. **Motion by Christine** to approve the minutes. **Second by Dave.** Voice vote: all ayes. Motion carried.

PUBLIC HEARING –

ZBA 23-009 Application of Terri Wagner for an Area Variance to demo existing structure and shed and build new structure located at 5669 Lake Road Galway NY 12074 (Tax Parcel no:185.15-3-64) in the town of Galway.

Andy- Not meeting 25' set back required, Andy had a call with neighbor about concerns with animals living in the home.

Advised neighbors they will contact when demo is happening

Andy – Actual distance from current set backs? Would you consider changing the orientation of the new house to the same as the old house?

Terri – Will work with the builder and the new porch to be on the length wise of the house.

Andy – for the description to square it up on the property and identify crawl space in the basement.

Terri – would like to do a full basement to put the utilities inside the house as they are currently in the shed, there is a height concern with the full basement and foundation vs. crawl space.

Christine – anything being done to the driveway? Widening it for emergency vehicles?

Terri – Not at the time but wide enough for construction, the shed in the back will be demoed the larger of the two the smaller is staying.

Kiley – If you turned the house what would the new set backs be?



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Terri – 15-18' on each side.

Andy – If we said 14' down the left and squared it up on the front left to 20 +/- in theory the 15' in the back corner would give you about 20' on the right side, Does it make sense to make it even or put it in the same spot?

Christine Prefers it to be turned, Herman is ok with the way it sits.

Andy, how do you Terri feel about turning it? Terri – We would need to go back and work with the builder.

They could go 20x28 turn it the other way and by staying within that would be ok and not change the footprint.

Question – where is the septic system located? In the front of the property on lake road side with leach field. The well location is on the back side, will be drilling a new well to move the pump location.

Brad from Lake association – is the septic inspected? As there are new types of systems that feed the weeds this current system is 8-10 years old.

Jessica – does the grove or lake need to approve – Brad no its up to the town not the grove or lake.

Motion to close the public hearing on application ZBA23-009. **Motion by Christin. Second by Herman** Voice vote: All ayes. Motion carried.

Public Meeting:

ZBA 23-009 Application of Terri Wagner for an Area Variance to demo existing structure and shed and build new structure located at 5669 Lake Road Galway NY 12074 (Tax Parcel no:185.15-3-64) in the town of Galway.

Herman – If the builder comes back with nothing you can come back with drawings, please include the drip edges on the plans.

Provide the ZBA Board with new drawings with elevations and foundation drawings.

Motion to Table Application 23-009 an Area Variance to demo existing structure and shed and build new structure **Motion by Herman. Seconds by Dave** Voice Vote: All ayes. Motion Carried.

PRIVILEGE OF THE FLOOR:

Brad – Will they be required to have a survey – Yes

In discussion had the property next door been notified – Yes all surrounding neighbors get notified by mail.

Max – a building permit is different than planning or zoning board applications.

Ruthann – a neighbor had to buy 2-2 acer lots to build their lot.

Brad – Agendas are online and you can be proactive and check monthly.

If a Building qualifies for a permit no one is notified.

Jessica – lives on Rubeck grove has regulations and hurdles – quality of the lake water to make sure its same.

Suggestion to make the permit fee include fees to mailing into the process.



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OTHER BUSINESS:

Motion to adjourn by Christine. Second by Heran. Voice vote: All ayes. Motion carried. Meeting adjourned at 7:39 p.m.

Respectfully submitted,
Amanda DeRidder
Amanda Barnes, Clerk