



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: November 28th, 2023

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

MEMBERS PRESENT: Ruthann Daino, Rebecca Mitchell, Kylie Holland, Melissa Rathbun

MEMBERS ABSENT: Renee Roth-O'Neil

ALSO PRESENT: Amanda DeRidder – Clerk, Ryan Pezzulo Esq., and approximately Six (6) people in the audience.

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

CLERK'S REPORT:

All board members will need to complete 2 webinars for mandatory harassment training all information will be sent to your email.

January 31st will be the 2024 Saratoga Planning and Zoning Conference Email with registration instruction will follow.

CHAIR'S REPORT:

- Introduction of Melissa Rathbun our new board member
- The application by Star Farms has been reviewed by our engineer and determined to be incomplete, the building department has processed a letter to the applicant with this information.

PUBLIC HEARING:

PUBLIC MEETING:

Application #PB23-004 Application of Stephanie Burns for Major/ Minor subdivision on property located at 2426 Cruthers Road (tax parcel no. 186.-2-50).

- 13.59 Acre lot is what they are asking once subdivision is completed.
- Set back lines are shown and road frontage is within the regulations.

SEQR Review has been completed – it has been determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Motion to accept the SEQR Review for Minor Subdivision **MOTION by Rebecca, SECOND by Kylie.** Voice Vote: All ayes. Motion Carried.



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Motion by Kylie to set application PB23-004 for public hearing, **Second by Rebecca**. Voice vote: All ayes. Motions Carried

Application #PB23-005 Application of Stephanie Burns for Lot line adjustment on property located at Old Mills Road (tax parcel no. 187.1.30.2).

- Owners Own both properties.
- Application is being Withdrawn, as assessor can do this LLA

Application #PB23-006 Application of Stephanie Burns for Major/ Minor subdivision on property located at Old Mills Road (tax parcel no. 187.-1-30.31).

- 32.49-acre parcel – would like to subdivide 6 acres
Ruthann – Existing lot is a flag lot and once it is subdivided it will no longer be a flag lot.
Ryan – Can set public hearing and SEQR and will need area variance from ZBA for the 200' road frontage requirement as he resulting 6 acre lot will only have 165'.
Kylee – What is minor vs a lot line adjustment?
Rebecca- What is the lot line adjustment? Stephanie – Byran – the Top property will now become part of the property.

SEQR Review has been completed – it has been determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Motion to accept SEQR review for minor subdivision **MOTION by Rebecca, SECOND by Kylee**. Voice Vote: All ayes. Motion Carried.

Motion by Rebecca to set 2 lot Minor subdivision application PB23-006 for public hearing, **Second by Melissa**. Voice vote: All ayes. Motions Carried

Application #PB23-007 Application of Jessica Keller for Site Plan/ Special Use permit on property located at 5676 Lake Road (tax parcel no. 185.15.3-72 &185.15-3-49).

Jessica would like to put an RV on the property and tie it into the existing septic system, this property is in the lake district.

Ruthann – This will need a use variance with the ZBA and Area Variance as the proposed RV dwelling exceeds 40% of the area of the existing dwelling, Prior to Planning board taking any action as the use is not permitted in the lake district.

Motion by Kylie to table application PB23-007, **Second by Rebecca**. Voice vote: All ayes. Motions Carried

PRIVILEGE OF THE FLOOR: None



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OTHER BUSINESS:

Next Planning board meeting will be December 19th.

Motion by Rebecca to adjourn. **Second by Kylie.** Voice vote: All ayes. Motion carried.
Meeting adjourned at 7:28 p.m.

Respectfully submitted,

Amanda DeRidder

Amanda DeRidder, Clerk