



TOWN OF GALWAY

PLANNING BOARD
SARATOGA COUNTY, NY
ESTABLISHED 1792

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

DRAFT

MINUTES OF PLANNING BOARD MEETING

Date/Time of Meeting: May 28th 2024

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

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

MEMBERS ABSENT: Renee Roth-O'Neil,

ALSO PRESENT: Amanda DeRidder – Clerk, Ryan Pezzulo Esq., Jimmy Ross -Town Board Liaison and approximately Thirteen (13) people in the audience.

REVIEW AND TABLE OF MINUTES: All board members previously reviewed the minutes of the April 23rd 2024 meeting.

Motion to Approve by Rebecca and Seconded by Kylie

CLERK'S REPORT: N/A

CHAIR'S REPORT: There has been 2 inquiries about lake subdivisions

Public Meeting:

Application #PB24-001 Application of Michael & Louise Churchill for Special use permit on property located at 2488 Hermance Road (tax parcel no. 186.-2-6.21).

All have received the information on 6 items given to Max in regards to a habitable structure to include CO/Smokes, existing wood stove as there is no installation manual, dry flush toilet and a affidavit of use with attorneys that this is non transferable use for special use permit. Max, Andy and Ruthann will have an annual inspection.

Ruthann -Max any comments? Your satisfied with those.

Max- Yes and the Chair will need to meet to get all items in writing.

Current application is scheduled for June ZBA meeting for area variance.

Any other issue items or questions. No not at this time.

Ruthann- setting public Hearing for June meeting in ZBA denies that would be cancelled by then we would have all documents.

Rebecca – propose conditionally approve what is the motion we need to make.

Ruthann – its contingent of the public hearing

Ruthann- SEQU was never completed, Current form is incorrect with information of description and the answers are not relevant it should reference the special use permit for an accessory apartment. Make some changes while you are here and we can complete.

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.



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Motion by Rebecca to set Application PB24-001 Special Use permit for public hearing, **Second by Kylie**. Voice vote: All ayes. Motions Carried

PRIVILEGE OF THE FLOOR:

Brian Burns: Comment about what just happened with this application he would strongly urge the board to be consistent about their processes as a box was miss checked on their application and made to redo application.

Meissa Shore: looking to have a double wide mobile home on an existing lot, it was originally there in 1978 papers might be lost due to a variance on a 1.9 acer lot the existing foundation with photos from the 70s and 80s. question is what paperwork is needed to rebuild . it has been discussed with Max. Max doesn't need anything for 2 structures preexisting there is an existing building. At one time there was 2 homes on the lot not an accessory its 2 separate homes.

Needs a size variance its 1 lot with 2 structures for 1 parcel, 2 free standing in 1978 Jim reedy mentioned. 2 homes have been there for a period of time.

This should go before the planning and zoning committee they need to increase in size from the original footprint. Max can not find any records. New site will have a new septic and well with new plan all on the 2 acres. Remaining land is farming.

Ruthann-farming the rest of the land that could be the reason this was done

Andy- revision about mobile home on land, Ruthann its still considered a farm preexisting foot print.

Rebecca- something in the past could be there ryan would need to review

Rebecca- we need to find out the regulations or what the code was then for special use permit.

Max we need to look into what was done previously

Ruthann- the other structure is not the primary farm house?

Homeowner -no at one point 1900 it was subdivided.

Richard- question about a parcel in question on armer road 1 acer lot someone did a subdivision the purchaser has to in 1987, everyone was made to buy two lots and 1 acer lot was left over builder let the taxes go it has been on the tax roll with paid taxes they are looking for a use variance it has been bought and sold as a lot and noted as not a building lot, where does he get the details on the variances.

Richard – use variance is using it as a building lot when it not it is going to the Zoning board is the planning board ok with it?

Ruthann- it is not part of our decisions of what this board determines

Andy- they will come to the meeting and present to the board and will vote to determine, use and area are different.

Ruthann- not actual details about the side set backs if they were approved they would apply for a building permit the use variance is the first step in the process if they cant use it nothing else matters.

Richard- if they get a use variance they would then go to the next step.

Rebecca- these should be ZBA questions and that board can answer those

OTHER BUSINESS:



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Lot line Adjustent application in February for Elijah Deso – it was determined that they still have not made adjustments and their time line is 6 months from approval. Amanda to sent letter.

Motion by Kylie to adjourn. **Second by Melissa.** Voice vote: All ayes. Motion carried.
Meeting adjourned at 7:54 p.m.

Respectfully submitted,

Amanda DeRidder

Amanda DeRidder, Clerk