



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

Motion to Approve by Rebecca and Seconded by Kylie Voice vote: All ayes. Motions Carried

CLERK'S REPORT: N/A

CHAIR'S REPORT: There have 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 members have received the information on 6 items given to Max in regard to making this accessory building a habitable structure to include CO and smoke detectors, dry flush toilet and a affidavit of use with attorneys that this special use permit is nontransferable. The existing wood stove is older and the applicant could not find an installation manual, Max will inspect the current installation. Code Enforcement will have an annual inspection.

Ruthann -Max any comments? Ruthann asked if Max is satisfied that all items have been address – Max yes I am satisfied with those.

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

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

Ruthann -Any other issues or questions. Board - No not at this time.

Ruthann- setting public Hearing for June meeting if ZBA denies the variance then the public hearing would be cancelled at which time applicant would have all documents.

Rebecca – if we proposed a conditional approval what is the motion we need to make.

Ruthann – The public hearing would be contingent on results of ZBA meeting.

Ruthann- The planning boards SEQR Review was never completed, Current form was incorrect as it referenced the construction of a new home and not the special use permit for an accessory apartment. The applicant made revisions and initial



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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 by Rebecca to approve SEQR review, **Second by Kylie**. Voice vote: All ayes. Motions Carried

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 and have another meeting.

Melissa Scheuer Dropper: looking to have a double wide mobile home on an existing lot. A single wide mobile home was originally there in 1978. It was replaced by a double wide which has since been removed (Around 2014). A Variance was granted at some point but records of that cannot be found. She questions what paper work is needed to replace the home. Mrs. Dropper has discussed this with Max. She presented pictures of original footprint of mobile home. Max did not find any records of the 2 structures, the preexisting and existing building. Jim Reedy was mentioned as someone who may have been involved originally. At one time there were 2 dwellings on the property. Is a area variance needed to replace the mobile home since the new one is larger? Ms. Dropper will be installing a new septic and well. The remaining land around the lot is a farm.

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 farmhouse.

Homeowner -no at one-point 1900's it was subdivided.

Richard Gipp- question about a parcel in question on Armer road 1 acre lot. A Subdivision was done in the 1980's several people were made to buy 2 lots and the 1-acre lot was left over. That lot was supposed to be absorbed into the neighboring lots and that was never done.

Richard – is the planning board ok with this going to the zoning board to make this a building lot?

Ruthann- use variances are not part of our decisions of what this board determines.

Andy- they will come to the meeting and present it to the board and the board vote to determine. Use and area variances are different.

Ruthann- 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



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OTHER BUSINESS:

Lot line Adjustment application in February for Elijah Deso – it was determined that they still have not added the requested information and their timeline is 6 months from approval. Amanda to send 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