



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: June 26th 2024

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

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

MEMBERS ABSENT: Melissa Rathbun

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 May 28th 2024 meeting.

Motion to Table Approval by Rebecca and Seconded by Ruthann Voice vote: All ayes. Motions Carried

CLERK'S REPORT: N/A

CHAIR'S REPORT: Mr. Deso has advised the chair they will be providing the lot line adjustment updated survey.

Public Hearing:

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).

No comments

Motion by Rebecca to close the public hearing, **Second by Renee.** Voice vote: All ayes. Motions Carried

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).

Ruthann – Zoning Board has granted the area variance to the Churchill's, Max has reviewed all items requested to make the accessory building a habitable structure, all items to be in writing and conditional approval will include that the life estate only for the current resident. The special use permit will be void and limited to the months It's in use, and the life of the resident.

Motion by Rebecca to Approve Application PB24-001 with all conditions per code enforcement and SUP will end when no longer used by current resident and is not transferrable **Second by Renee.** Voice vote: All ayes. Motions Carried

Public Meeting:



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Application #PB24-005 Application of Melissa Dropper for Special use permit on property located at 4753 McConchie Road (tax parcel no. 212.-1-20).

Applicant – would like to replace a former single wide that was on the property in 1978 that was replaced with a double wide and since been removed, Looking to replace the double wide, The existing house is 900sqft, proposed new home is 28x76. If we create a accessory apartment out of the existing proposed home as the main structure, 40% is 851ft or less then 1000sqft.

Ruthann are there any suggestions or concerns.

Renee -is there a separate well?

Applicant – yes there is a separate well and it is further away from the main house. It will have setbacks of 50’ around the new home and would be compliant.

Renee- is this a shared driveway?

Applicant – yes

Ruthann – A site plan with all setbacks being met, well and septic 100’ apart and a tax map or survey map can be used.

Rebecca – do we need another application? They need a special use permit, should we have it changed.

Kylie – doesn’t really say that per say.

Applicant – we didn’t know the correct terminology to use.

Ryan – Its an accessory apartment any eventual approval can be clear with determination.

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

Application to be referred to the Saratoga County planning board as it is in the AG2, these are reviewed every 3rd Thursday – the Homeowner doesn’t need to attend.

Motion by Kiley to Set application for Public Hearing, **Second by Rebecca.** Voice vote: All ayes. Motions Carried

Public Meeting:

Application #PB24-006 Application of Ryan Flinton for Special use permit on property located at 2621 Crane Road (tax parcel no. 213.-1-94).

Ryan Flinton – We have a spot on our farm that is a gravel bank that predates S&K Preventions, that are holding training. They had approached Ryan as their original location that was used for 18 years in Milton was no longer available. At the time they spoke to the code enforcement officer on noncommercial use. Recently there has been some inquiry by the town and asking if it’s a private use. It is not open to the public and there is no public use. S&K prevention training is a security training and state mandated for Police& security as well as DCJS is highly involved, the space gives them the ability to do 2-day training every other Saturday in an outdoor setting from 8AM to Noon. There was no construction as it is a gravel bank. We built Berns higher with regulations by the NYS general business law, for the last 3 years it has been used as a private use.

Ruthann – Was that determination by Treavor in writing?

Ryan F- No it was over the course of several phone calls for their use of a trailer with awning with posts there is no utilities and no septic. There are 15-20 people in the class, in our code a special use permit is



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for a permitted use, use is not specifically marked, it could be argued as an outdoor recreation use and appropriate under that it was a use. We do not want to get into the use of private use and firing of a firearm on property there is no company that is commercial that's why we are going forward.

Kylie – is there a contract or written agreement.

Ryan F- No they are regulated by DCJS February 2021- its only asked by DCJS for a letter from the landowner that S&K is permitted to use the property, it is not a rented space. And they operate under their insurance.

Renee- Noise?

Ryan F- obviously you hear it I have done some noise checking and took reading in our farm from the peaks, It was approx. 74 decibels at the property line and approx. 60 decibel in the hole with significate berms.

Ruthann – this circle drawn what does it reference the 500'?

Ryan F- Under NYS law our house is at a part near the west actually well outside the 500' range, NY Conservation the 500' exempts NYS officers from that, the west property line is 380" and south is over 1000'.

Rebecca- if we have to do a special use permit, we need a more complete application with a check list to include more details.

Ruthann – further information is needed to determine if it is a use variance or a special use permit.

Ryan F- Company Background: SK is regulated by DCJS and where they operate, they S&K required property owner ok with use, it's in Hine site it's a confusing but originally interpretation, under code 115 5C3 can waive the check list, we are not asking for anything to be commercial.

Ruthann – Noise abatement and any noise options.

Ryan F- You can hear it. We are under the noise ordinance, no practical noise abatement.

Renee- what is the meter app you used? How did you measure it?

Ryan F- from living room and highest is 64 decibel and at the road with in the 65 decibel which code depicts.

Ruthann – We need to do more research and gather more information with NYS and DCJS to provide additional documents.

Ryan F- NYS and DCJS care about local zoning, we are not in any area that fire arms are restricted the environmental conservation and information with DEC in regards to target shooting our property not in any restricted area.

Rebecca – Classified business, that's how its determined.

Ryan – Recommended a workshop with board chairs and applicant.

Ryan F- S&K is more than willing to provide all documents.

Motion by Rebecca to Table Application24-006, **Second by Renee**. Voice vote: All ayes. Motions Carried

PRIVILEGE OF THE FLOOR:

Bill Byer – About that property it sounds like a gun battle its not a license range.

Jim McCauley-My home borders the lands, Saturday morning not that its disturbing but deployed to Germany in 2021 than a gun range Mr. Flinton has stated no financial gain or minimal financial gain, significant issues its causing Galway has no regulations. A gun range near a nature preserve that people walk in, what happen with ricochet bullets. Local, state and county regulations, I don't know who Treavor



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is but a gun range going on for 3 years on a commercial business, is that a legal operation if money is exchanged? There are a lot of gun ranges they could go to, are there annual compaction tests?

Ryan F- S&K would have to address that. They follow all NRA regulations and its an approved facility.

Its traditional zoned commercial or industrial the AG to get special use, dogs and pets and combat vets in that area the sound and popping noise, talk to the right people as to what this does, I have talked to people on Hudson Drive. NYS senate bills 1A and environmental protection on gun ranges and liability if anything were to go wrong.

Ruthann- we will be meeting with attorneys to discuss.

Jim- again a bill being proposed to be passed that has to do with municipality shooting on any range, not sure it is approved but looking for approval operations.

Rob Potter 1344 Rt 29 – issue if it were zoned commercial, he brought this up.

Brian B – What is a workshop?

Ruthann – it's a discussion with counsel and chairs as a internal meeting.

Brian B- I am an NRA instructor and I know what weapons sound like I asked where it was coming from, on their website they have an indoor training the listed all locations it's not private they do other concealed course. They are paying to use the property. He owns 2593 Crane Road and it's a 16.5 Acre. They have a barn and home it's a functioning farm and multiple businesses out of there. It's listed as a farm and has a DOT number; it has a mailbox the business the town councilman has operated an illegal shooting range.

Ruthann – we will look into with our attorneys.

Ryan F- The 2593 Crane is a 6.93 Acre and purchased after the 2621 Crane Road that is 175 Acre it was purchased, and properties were merged, and the 6.93 is included in the farm. It's active and used as a home, and DOT number is for the farm and commercial use. They are the same tax parcel.

OTHER BUSINESS:

None

Motion by Rebecca to adjourn. **Second by Kylie.** Voice vote: All ayes. Motion carried. Meeting adjourned at 7:55 p.m.

Respectfully submitted,
Amanda DeRidder
Amanda DeRidder, Clerk