



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 January 7th 2025

Meeting Location: Town Hall – 5910 Sacandaga Road, Galway, NY

Meeting called to order at 7:00 pm by Chair, Andy Decker.

The clerk called the roll:

MEMBERS' PRESENT: Andy Decker, Jim Snyder, Kiley Gregory, Herman Niedhammer

MEMBERS ABSENT: NA

ALSO PRESENT: Amanda DeRidder - Clerk, Glen Bruening -ESQ., Dan Clemons – Board Liaison, Code Enforcement Officer -Max Luetters, and Ten (10) 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 November 2024 meeting. **Motion by Kiley** to approve the minutes. **Second by Jim.** Voice vote: all ayes. Motion carried.

PUBLIC HEARING:

ZBA 25-001 Application of Jodi Nobile & Michael Pucunas for an Area Variance at 4876 Bliss Road Galway NY 12074 (Tax Parcel no:213.-1-37.2) in the town of Galway.

Jodi and Michael would like to build a 30x40' building next to their house to store lawn equipment and cars, they are looking for a 26' variance off the property line. This is the only spot they can put this structure that does not interfere with the septic and impede the grade.

No Public Comments

Motion to close the Public Hearing by Herman. Second by Kiley. Voice vote: All ayes. Motion carried.

PUBLIC MEETING:

ZBA 25-001 Application of Jodi Nobile & Michael Pucunas for an Area Variance at 4876 Bliss Road Galway NY 12074 (Tax Parcel no:213.-1-37.2) in the town of Galway.

Andy- this seems like a straight forward application.

Jim- Is there a current well head near the structure?

Homeowner- Yes it is just off the side of the house

Jim- will there be a cut in for a new driveway or do you just plan on driving on the lawn.

Homeowner – we just plan to drive on the lawn.

Jim, Andy and Homeowner – discuss if a survey is required to give additional detailed information with the variance requested, as no maps with details and dimensions were provided. Homeowner expressed his issue with now being asked for a survey as they were not told it would be required and are already several months into this process as they were about ready to pick up their permit. There is discussion on the just cause for clarification to eliminate any



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potential problems in the future with property lines and logistics. The liability is on the homeowner. The homeowner is concerned with more money having to be spent at this point.

Motion to for a Variance of 26' to the North stretching 40' from East to West to build a 30'x40' car port. on Application 25-001 at 4876 Bliss Road Tax parcel ID 213.-1-37.2. **Motion by Herman. Seconds by Kiley** Voice Vote: All eye's Motion Carried

PUBLIC HEARING:

ZBA 25-002 Application of Randy St. Louis for an Area Variance at 4071 Vanderpool Dr Galway NY 12074 (Tax Parcel no:198.7-1-68) in the town of Galway.

Randy would like to build a porch on the south side of the home that would remove and expand the existing deck with a new roof that is approx. 14' wide with 4 steps.

Andy – that is 12' off the property line and 15' off lake?

Randy – Correct, I have already obtained Grove Approval and all neighbors have been notified

Andy – does the board have any concerns about not being able to see the property as the gate was closed for the season and the road is not plowed, In the spring the gates open and the road is accessible. – Herman, Kylie and Jim and OK with no site visit.

No Public Comments.

It is noted that all views are blocked by the trees and the new roofline will be 1' lower then the existing roof, there is a 1' drip edge off the porch and the deck is 24' wide.

Motion to close the Public Hearing by Jim. Second by Kiley. Voice vote: All ayes. Motion carried.

PUBLIC MEETING:

ZBA 25-002 Application of Randy St. Louis for an Area Variance at 4071 Vanderpool Dr Galway NY 12074 (Tax Parcel no:198.7-1-68) in the town of Galway.

No Additional Comments?

Jim commented that there is no official survey for plot plan for this application.

Homeowner – the grove is all plotted together and the project was walked with all neighbors

Motion to for a Variance to the South side starting at 14' on the South East corner stretching for 21' to a variance of 11' on the South West Corner for a new deck build on Application 25-002 at 4071 Vanderpool Drive Tax parcel ID 198.7-1-68.

Motion by Herman. Seconds by Jim Voice Vote: All eye's Motion Carried

PRIVILEGE OF THE FLOOR:

OTHER BUSINESS:

Motion to adjourn by Kiley. Second by Herman. Voice vote: All ayes. Motion carried. Meeting adjourned.

Respectfully submitted,
Amanda DeRidder - Clerk