



TOWN OF GALWAY

ZONING BOARD OF APPEALS
SARATOGA COUNTY, NY
ESTABLISHED 1792

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

APPROVED

MINUTES OF ZBA MEETING

Meeting Date: Tuesday May 6th 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, David Armitage

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 January 7th 2025 meeting. **Motion by Kiley** to approve the minutes. **Second by Jim**. Voice vote: all ayes. Motion carried.

PUBLIC HEARING:

ZBA 25-003 Application of Rick Percoco for an Area Variance at 9020 Harts Road C Galway NY 12074 (Tax Parcel no:185.17-2-2) in the town of Galway.

There is an existing 1990 modular 26x22 on the property that will be removed and donated to habitat for humanity to be able to build a new home. Existing 1000gl septic will stay, we would like to have the home with the long side towards the lake, we also own the adjacent property and purchased this new lot, it would encroach on the 25' set back on the side we own, the new location would preserve the neighboring lots views.

No Public Comments

Andy- is there a reason for not using the existing footprint of the home

Rick – we pinned the corner with the existing septic and the power lines are.

Jim- are you not bringing it south due to he septic?

Rick- we would bring it to the sideline and considered readjusting it but there is a lot of run off and this is actually the best place.

Discussion on the septic tank location and if it needed to be moved the most it would move would be 8' and to twist the house it then would not look right and the line of sight down to the lake would be obstructed.

Andy- is there any easement concerns

Rick – there is a driveway easement at the top and the map from 2018 that is on file

Jim- the existing driveway location would you just extend it to the new garage with minimal change.

Rick- current and with a full foundation this will be a 1 story with a walk out basement as we understand the height is a concern in the lake district.

Jim- the existing septic is 10' from the existing foundation?

Rick- yes the current septic is in the best locations possible according to Steve smith.



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

PUBLIC MEETING:

ZBA 25-003 Application of Rick Percoco for an Area Variance at 9020 Harts Road C Galway NY 12074 (Tax Parcel no:185.17-2-2) in the town of Galway.

Discussion on the distance to get to the home with the setbacks and where it was actually adjust the angle from the garage.

Motion to for a Area Variance of 8' to the North east corner of the house heading west 30' to a zero variance for Application 25-003 at 9020 Harts Road C Tax parcel ID 185.17-2-2. **Motion by Kiley. Seconds by Jim** Voice Vote: All eye's Motion Carried

PUBLIC HEARING:

ZBA 25-004 Application of Kelly Piotrowski for an Area Variance at 6014 Topnotch Rd Galway NY 12074 (Tax Parcel no:185.15-2-38) in the town of Galway.

Kelly – would like to replace and existing deck due to rot
No Public Comment

Andy- your looking to replace a deck that is rotting with one in the same location.

SEQR – no action needed with a type 2 class action as its an existing single family home.

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

PUBLIC MEETING:

ZBA 25-004 Application of Kelly Piotrowski for an Area Variance at 6014 Topnotch Rd Galway NY 12074 (Tax Parcel no:185.15-2-38) in the town of Galway.

Andy- we are looking for a 13' variance to the East and a 7' Variance to the south for a 16'x22' wide deck with 2'6" stairs
Jim- Absent of a plot plan with the GIS concerns but its replacing an existing deck, but beyond that is there a way to pin the deck to the existing home, Per the Code enforcement officer the deck will be attached to the home.

Motion to for a Variance 7' to the south and 13' to the east to build a 22'x16' deck with 2'6" running west to east. The North east corner attached to the home will start at 2'6" from the existing home and run southernly 16' and west 22' back to the home on Application 25-004 at 6014 Topnotch Road Tax parcel ID 185.152-38. **Motion by Kiley. Seconds by Herman** Voice Vote: All eye's Motion Carried

PRIVILEGE OF THE FLOOR:

OTHER BUSINESS:

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

Respectfully submitted,
Amanda DeRidder - Clerk