



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: April 16th 2025

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

MEMBERS PRESENT: Renee Roth-O'Neil, Melissa Rathbun

MEMBERS ABSENT: Kylie Holland

ALSO PRESENT: Amanda DeRidder – Clerk, Glen Bruening Esq., Jimmy Ross -Town Board Liaison and approximately Ten (10) people in the audience.

REVIEW OF MINUTES: All board members reviewed the minutes of the March 19th meeting Motion to Approved as noted by Melissa and Seconded by Renee Voice vote: All ayes. Motion Carried

CLERK'S REPORT: N/A

CHAIR REPORT: April 7th was a workshop meeting with attorneys, supervisors and some-members of each board to discuss new wetlands regulations, Town will be coming up with a plan to address the process.

Public Meeting

Application #PB25-004 Application of David Buczkowski for a 2 lot Minor Subdivision on property located at 5077 Jockey St. (tax parcel no. 200.-1-53).

Ruthann – you are creating 2 lots approx. 15 acres and 33 acres, this application was submitted to the AG of Saratoga on 3.19.2025. Discussion on environmental assessment and missing information, It is clear there are wetlands and has been determined to continue as the jurisdictional determination is only necessary when begin construction DEC process has been started.

Renee- the road frontage is 744' for the 1st lot and the 2nd lot is larger, there is no issues there.

Melissa – No issues

Renee- is there any concern with drainage to the creek.

David – there is no standing water and no swamps.

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 Melissa to Approve SEQR Review Application PB25-004 **Second by Renee.** Voice vote: All ayes. Motion Carried

Motion by Renee to classify Application 25-004 as a 3 lot minor subdivision and set for public hearing for application PB25-004 for property located at 5077 Jockey Street **Second by Melissa.** Voice vote: All ayes. Motion Carried



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Application #PB25-005 Application of Marisa Rahman for a Accessory dwelling on property located at 1112 Whiteside Road. (tax parcel no. 171.-1-41).

Marisa explained what they are looking to accomplish

Ruthann – your looking to construct a 1000sqft cottage with an exiting home that is 2800sqft, there are some items on the SEQR form that need to be adjusted.

Renee – will you tie into the existing well and septic?

Marisa – we intend to tie into the existing well but the new cottage will have its own septic.

Ruthann-the total area is 9.5 acres but you own a total of 37, in 2 separate lots and both homes will be on the 9 acres. The building footprint is 60' over 1000' as he included the porches.

Marisa – we can have the architect address the structure, we will share the driveway and give the cottage parking spaces.

Ruthann – if you can have them put the well and septic on the drawings and the building department will need to see where they will be located along with the structure sized to no more than 1000 sqft of living area.

Motion by Renee to set Application 25-005 special use permit for an accessory dwelling for a public hearing for property located at 1112 Whiteside Road **Second by Melissa**. Voice vote: All ayes. Motion Carried

Application #PB25-005 Application of Russell DeRidder for a Lot Line Adjustment on property located at 1580 Perth Road (tax parcel no. 198.-1-45).

Doug DeRidder – We purchased the lots over 60 years ago and the lots were subdivided the 2nd lot for Norm to buy; we are currently looking to adjust the lot to build a new home.

Ruthann – the current shed is on the property line will this be moved? And the LLA is proposed to obtain additional property to make a 2.8 Acre lot. The road frontage had pre-existing 200' but now only has 170' it's a pre-existing non-conforming lot but code section 115.34C addresses pre existing non-conforming lots and make more compliant. Ruthann discusses the code and its regulations with legal counsel, noting only a single-family residence is permitted on a pre-existing non-conforming lot.

Melissa – so this is considered in compliant

Ruthann – they are taking a non-compliant and making it more compliant. With any other lot line we have waived the public hearing and SEQR is not necessary because it is a type 2 action.

Motion by Renee to waive the SEQR and Public hearing of Application PB25-005 for property located at 1580 Perth Road **Second by Melissa**. Voice vote: All ayes. Motion Carried

Motion by Melissa to Approved the Lot Line Adjustment for Application PB25-005 for property located at 1580 Perth Road **Second by Renee**. Voice vote: All ayes. Motion Carried

OLD BUSINESS

Application PB25-002 for David and Kathy Arnold was approved with conditions that included obtaining the DEC jurisdictional Determination, since that time it has been decided that these conditions are not necessary due to when someone goes to construct a building they would be the ones that need the DEC JD, Counsel has other research on the JD application and explains the process and other regulations and thoughts.



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Motion by Renee to rescind the conditions for Application PB25-002 **Second by Melissa**. Voice vote: All ayes. Motion Carried

PRIVILEGE OF THE FLOOR:

None

OTHER BUSINESS:

Melissa learned a lot about the DEC and solar at the Fulton County training.

Motion by Melissa to adjourn. **Second by Renee**. Voice vote: All ayes. Motion carried. Meeting adjourned at 7:44 p.m.

Respectfully submitted,
Amanda DeRidder, Clerk