



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: July 16th 2025

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

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

MEMBERS ABSENT: N/A

ALSO PRESENT: Amanda DeRidder – Clerk, Glen Bruening Esq., Jimmy Ross -Town Board Liaison and approximately Six (6) people in the audience.

REVIEW OF MINUTES: All board members reviewed the minutes of the June meeting Motion to table for additional edits by Kylie and Seconded by Melissa Voice vote: All ayes. Motion Carried

CLERK'S REPORT: N/A

CHAIR REPORT: N/A

Public Meeting

Application #PB25-007 Application of Matthew Dzierga / Christopher & Amy Kelley for a 6 lot Major Subdivision on property located at Crooked Street. (tax parcel no. 198.-1-87.111).

Application is on hold until the DEC determination for the 4-acre parcel is reviewed and additional survey is submitted.

Application #PB25-008 Application of Einar Larsen for a Accessory Apartment on property located at 3026 Galway Road. (tax parcel no. 200.-1-32.2) in the Town of Galway.

Pre application conference with the DEC JD is in the process.

The applicant has been a 40 year resident and is looking to help his 2 grandchildren use the property and develop the 10 acres with putting 2 starter homes on opposite sides of the property, There Is currently a existing barn on the parcel that they would like to convert into a 1 bedroom home with a 1st floor garage, In addition add a 1 bedroom apartment with a garage on the other side of the property.

Ruthann – so you're saying one would be the primary home and they other would be an accessory apartment? What is the 3-bedroom home that is shown on the drawings you provided?

Emmett – That would be a home with an attached garage for down the road.

Ruthann – the size constraints would determine the sizes you would need to make each unit.

Max- the exiting barn has a current permit that it will be less than 1000 square foot but greater then 800 Square feet.

Ruthann – the new structure is called out as 1,280 sqft, the new structure would need to be 40% of that.



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Discussion with Applicant, Max and Ruthann about the square footage that each unit would need to be along with the potential of a 3-bedroom home to make the property as a hole compliant and what is calculated in those as habitable vs. un habitable space and the code, Max miscalculated the required square footage that they applicant should make the 2nd structure.

Renee- Would it be easier to subdivide the lot prior to the new building?

Melissa – More details and square footage needs to be provided, and you could always attached the 3-bedroom home to one of the existing apartments as an addition.

Max- Miss interpreted the code as living space vs. habitable and will revisit the code and provide guidance for next month's meeting.

Pre Application: NA

OTHER BUSINESS:

Privilege of the floor will now only be heard at the town board meetings

Melissa – the Town of Galway Blueberry Festival is the 26th

Motion by Melissa to adjourn. **Second by Kylie.** Voice vote: All ayes. Motion carried. Meeting adjourned at 7:33 p.m.

Respectfully submitted,
Amanda DeRidder, Clerk