

Town of Galway – Planning Board
REGULAR MEETING
November 19, 2025
GALWAY TOWN HALL

Board Chair **Ruthann Daino** called the meeting to order at 7:00 PM. The following Board Members were present:

PRESENT: Chair Ruthann Daino
Board Member Renee Roth-O'Neill

Board Member Kylie Holland
Board Member Melissa Rathbun

Others Present: M. Neahr, Clerk; M. Luetters, Building Inspector/Code Enforcement; Board Liaison, J. Ross, G. Bruening, Esq., Town Attorney & many Town residents.

Additions/Corrections to October Minutes – **Clerk** to amend Minutes to reflect corrections brought forth.

MOTION to approve October Minutes; Motion made by **Kylie**, seconded by **Melissa**.

All Ayes.

MOTION CARRIED

Chair's Report

Ruthann has received feedback from the County regarding the two applications, **Larsen & Kelley**, that were reviewed at their October meeting. She will address the County declarations as these applications come up on the agenda.

Public Hearing

Application #PB25-007 Matthew Dzierga/Christopher and Amy Kelley is requesting 6 Lot **Major Subdivision** for the creation of 3 new lots on Crooked Street (Tax Parcel no. 198.-1-87.111) in the Town of Galway.

Ms. Kelley is present. Nobody is present for the Public Hearing on this matter.

MOTION to close the Public Hearing; Motion made by **Melissa**, seconded by **Kylie**.

All ayes.

MOTION CARRIED

PB Application #25-012 Kimberly Bryja, Cellco Partnership, DBA Verizon Wireless by Crown Castle USA Inc., for a **Special Use Permit**, swap antennas and ancillary equipment at 2089 Route 29, Galway, NY 12074 (Tax Parcel no. 173.-1-59.22) in the Town of Galway.

Nobody is present for the Public Hearing on this matter.

MOTION to close the Public Hearing; Motion made by **Melissa**, seconded by **Renee**.

All ayes.

MOTION CARRIED

Public Meeting
[No New Business]

Old Business:

*PB Application #PB25-008 Einar Larsen for a **Special Use Permit** for an accessory apartment located at 3026 Galway Road (Tax Parcel no. 200.-1-32.2) in the Town of Galway.*

Mr. Larsen is present. Feedback from **Saratoga County** determined there is no major impact, and provided the following comments:

The Saratoga County Planning Board suggested possibly sharing one curb cut onto CR-45 between the proposed garage/apartment building and the existing barn to be retrofitted with an apartment.

A Saratoga County DPW driveway permit will be required in order to provide and/or improve access to CR-45.

Mr. Larsen states the plot- plan was misinterpreted, the driveway exists, therefore no permit would be required.

MOTION to approve: Motion made by **Kylie**, seconded by **Melissa**.

All Ayes MOTION CARRIED

*Application #PB25-007 Matthew Dzierga/Christopher and Amy Kelley is requesting 6 Lot **Major Subdivision** for the creation of 3 new lots on Crooked Street (Tax Parcel no. 198.-1-87.111) in the Town of Galway.*

Ms. Kelley is present. Feedback from **Saratoga County** states there is no major impact, and provided the following comments:

The Saratoga County Planning Board questioned the feasibility of developing a driveway through the proposed subdivided lands that are encumbered with DEC jurisdictional wetlands and the associated 10 ft adjacent area. The Board reiterated a DEC wetland permit will be required for any driveway improvements. An up-to-date County DPW driveway permit will be required for any proposed improvements to the access that is within CR-14's ROW.

The Board reviews the key points with **Ms. Kelley** – permit for existing driveway – anything additional will need new permits, & the wetlands have been identified.

MOTION to approve: Motion by **Melissa**, Seconded by **Renee**.

All ayes. MOTION CARRIED

*PB Application #25-012 Kimberly Bryja, Cellco Partnership, DBA Verizon Wireless by Crown Castle USA Inc., for a **Special Use Permit**, swap antennas and ancillary equipment at 2089 Route 29, Galway, NY 12074 (Tax Parcel no. 173.-1-59.22) in the Town of Galway.*

Updated Bond amount has been received & approved by the **Town Engineer** – this will cover tower and equipment removal should that be deemed necessary. Application was up for review at the County the following day.

Application Tabled for December Meeting, pending County feedback.

Renee suggests submission of an updated site plan – it's confirmed one has been submitted showing the driveway.

A timeframe issue was brought forth; if sufficient documentation is received for an eligible facilities project, there is a 60-day window for determination, however, it is not clear as to when that timeframe runs. It's confirmed there is flexibility within this set-forth parameter & the Applicant/Authority can adjust this timeframe as they deem fit/necessary.

PB Application #25-013 Martha Grady, as agent for AT&T Mobility, for a **Special Use Permit** for proposal to remove (4) antennas and install (4) antennas at existing telecommunication facility as an eligible facilities request, located at 2089 Route 29, Galway, NY 12074 (Tax Parcel no. 173.-1-59.22)

Representative is present on Ms. Grady's behalf. Application was up for review at the County the following day.

MOTION to set for December Public Hearing: Motion made by **Melissa**, seconded by **Kylie**.
All ayes. MOTION CARRIED

PB Application #25-011 Erik and Kara Larson for **Lot Line Adjustment** at New York State Route 29 East Galway, NY (Tax Parcel no. 161.-1-8.1) in the Town of Galway.

Mr. Larson is present. Additional information for his surveyor regarding the Town Line is needed from the County. It's confirmed the deed line should be mapped, in addition to the already mapped tax map line. **Ruthann** states she would like to see information from the deed referenced on the map, most importantly as confirmation that a sub-standard lot would not be created by adjusting the line as proposed. **Mr. Larson** continues to work with his surveyor, describes the lines that are referenced in the current mapping, and states he's open to the inclusion of additional verbiage should the Board have any recommendations. The Town lines are ok to be left as they are; **the Board** only needs to see the line on the North side.

Application Tabled for December Meeting.

PB Application #PB25-009 Kiley Wittig for an **Alteration to a Special Use Permit** of a pre-existing non-conforming use at 5831 Sacandaga Road (Tax Parcel no. 186.-1-15.211) in the Town of Galway.

Ms. Wittig is not present.

Application Tabled for December Meeting.

Pre- Application Conference

William Weisse is present; has been appointed to represent the prospective applicants, **Michael & Linda Isabella** for a *lot-line adjustment in the Lake District*. **Mr. Weisse** seeks confirmation that the conceptual proposal would solely be a lot-line adjustment & nothing further. The prospective Applicant's *own parcels on the South end – Maywood Grove section*; the parcels in question include a Parent parcel & both adjacent parcels. The proposal would include moving their line over to include a portion of land they already own with the remaining land eventually being sold to **Mr. Weisse**. **Ruthann** seeks clarification, surmises that, by definition, a subdivision could be created. Per **Max**, no new lots are being created, this is simply an exchange of land with alteration of Northern & Southern lines to the roadway. **The Isabella's** would be keeping a portion of the parcel with their driveway, with frontage being brought up to the Lake. It's confirmed there currently is Lake access & nothing regarding that access would change. With this being part of a parcel & not the parcel in its entirety, **the Board** seeks confirmation of the appropriate classification. It's believed that **Laura Orminski, the Town Assessor**, only does split mergers, not lot-line adjustments, but **Max** will confirm with her. **Attorney Bruening** notes that the Road itself is a separate parcel.

No other business.

MOTION to Adjourn: Motion made by **Kylie**, seconded by **Melissa**.

All ayes.

MEETING ADJOURNED

Respectfully submitted,

Marlene R. Neahr