

Town of Galway – Planning Board
REGULAR MEETING
December 17, 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

Not Present: 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.

Clerk to amend Minutes to reflect corrections brought forth.

MOTION to approve November Minutes; Motion made by **Renee**, seconded by **Kylie**.

All Ayes.

MOTION CARRIED

Public Hearing

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)

Nobody is present for the Public Hearing on the matter.

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

All ayes.

MOTION CARRIED

Public Meeting

PB Application #25- 014 Michael & Linda Isabella, for a **Lot Line Adjustment**, to add a portion of Tax parcel no. 198.10-1-50.1 to an existing lot, Tax parcel no. 198.10-1-45 in the Town of Galway.

Mr. Weiss is present on behalf of the **Isabellas**; This application encompasses two parcels, with the **Applicant's** main residence being on the larger parcel but their driveway on the other parcel. The smaller parcel was purchased about ten years ago so the **Isabellas** could own the driveway accessory to the existing home. **Mr. Weiss** would like to purchase a portion of the smaller parcel, to include two rights-of-ways, and by doing so in the manner proposed the **Isabellas** would retain ownership of the driveway and all current lake frontage. The transaction will not

result in alteration to anything existing, including easements – Lake accessibility will not be affected.

Mr. Weiss delivers a brief history of parcel ownership for the area/neighbors parcels & states this is an acquisition that has been in the works for two years. No new lot is being created and due to this, **Attorney Bruening** and **Max** confirm this may be treated as a typical lot line adjustment as it's not interpreted to meet qualification of a minor subdivision.

Attorney Bruening confirms SEQR and Public Hearing may be waived for the application and **Max** verifies the transaction will not result in a non-conforming parcel.

MOTION to waive the Public Hearing: **Motion** made by **Kylie**, seconded by **Renee**.
All Ayes. MOTION CARRIED

MOTION to Approve: **Motion** made by **Renee**, seconded by **Kylie**.
All Ayes. MOTION CARRIED

PB Application # 25-015 Osie Johnston, for a **Special Use Permit**, for an accessory apartment, located at 5140 Bliss Road, Ballston Spa, NY 12020, (Tax Parcel no. 200.-1-68.1) in the Town of Galway.

Mr. Johnston is present and delivers a summary of his proposed project; to build a first floor, handicapped accessible accessory apartment for an elderly family member in a Commercial building, previously operated as a winery. There are two separate, existing septic systems – **Max** suggests evaluation of the septic system linked with the accessory apartment to ensure sufficiency. **Mr. Johnston** is unsure of what kind of septic is there currently but states it was sufficient for the winery, so it was simply hooked back up – there is a drilled well and shared driveway. Due to the addition of a porch that appears to be over the setback line, **Ruthann** refers **Mr. Johnston** to the **Zoning Board** for a Variance and because of this, coupled with the need for County review, no decision by **the Board** can be made.

The Application will be Tabled until February for a Zoning Board determination and scheduling of a Public Hearing.

MOTION: Refer the Application to the Town of Galway Zoning Board of Appeals, refer to Saratoga County Planning Board and schedule a Public Hearing for the February Meeting:
Motion made by **Kylie**, seconded by **Renee**.

All Ayes. MOTION CARRIED

Old Business:

PB Application #25-012 Kimberly Bryja, Cellico 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.

Ruthann shares feedback received from the **Saratoga County Planning Board; no significant County-wide or intercommunity impact could be determined.** There are no further questions.

MOTION to Approve: **Motion** made by **Kylie**, seconded by **Renee**.

All Ayes.

MOTION CARRIED

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)

Ruthann shares feedback received from the **Saratoga County Planning Board; no significant County-wide or intercommunity impact could be determined.** There are no further questions.

SEQR Completed.

MOTION to approve SEQR and subsequent no negative impact declaration: **Motion** made by **Renee**, seconded by **Kylie**.

All ayes.

MOTION CARRIED

MOTION to Approve: **Motion** made by **Kylie**, seconded by **Renee**.

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. Larsen is present and answers questions/clears up confusion from the **Board**; A lot was said to have been created upon purchase of the large lot, **Mr. Larsen** states a subdivision was done in 2019-2020 to separate the house in the hamlet of East Galway from surrounding woods & fields – the back 39 acres weren't surveyed at that time. Due to the lot's location in the rural hamlet, with such listed on the survey, the one-acre lot (as opposed to the three-acre minimum) is permissible. **Mr. Larsen** explains that access was maintained to Route 29 for the back lot and he also has access on the other side of the property – states the old highway is technically their driveway and located in the Town of Providence. **Mr. Larsen** gives a brief history of deed descriptions for the parcels & states the Surveyor listed on the accompanying survey maps the acreage is for those respective portions; the original deed was from est. 1945 and it is said the 3-acre minimum requirement was non-existent at that time. **Mr. Larsen** confirms no lots created will cross into other jurisdiction.

SEQR Completed.

MOTION to approve SEQR & subsequent no negative impact declaration: **Motion** made by **Renee**, seconded by **Kylie**.

All ayes.

MOTION CARRIED

MOTION to waive the Public Hearing: **Motion** made by **Renee**, seconded by **Kylie**.

All ayes.

MOTION CARRIED

Motion to Approve; **Motion** made by **Renee**, seconded by **Kylie**.

All ayes.

MOTION CARRIED

Nobody is present for a Pre-Application Conference.

Other Business

Conference will be held on February 11.

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

All ayes.

MOTION CARRIED

Respectfully submitted,
Marlene R. Neahr