

Town of Galway – Zoning Board
REGULAR MEETING
February 3, 2026
GALWAY TOWN HALL

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

PRESENT: Chair Andy Decker
Board Member David Armitage

Board Member Jim Snyder
Board Member Herman Niedhammer

Not present: Board Member Kiley Wittig

Also Present: Clerk; Marlene Neahr, Building Inspector/Code Enforcement Officer; Max Luetters, Town Attorney; Glen Bruening, Esq. & several Town residents.

Andy opens the meeting with a reiteration of the Board's mission; to help residents of the Town with projects that may not conform to the Town's code and thereby convene to come up with a potential solution, which would allow these projects to fall within the parameters of the Code, or offer a variance allowing the completion of the proposed project if no solution can be reached.

Andy asks if all Board Members have received the January Minutes; all Board Members have.

MOTION: Approve January Minutes: Motion made by **Jim**, seconded by **Dave**.

All ayes.

MOTION CARRIED

Public Hearing

ZBA 25-020: Application of **Osie Johnston**, for a request for a *Variance of 12 feet to the South* to build a porch on an existing structure, on a property 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; he is looking for a Variance for a porch that encroaches on his mother's neighboring property, for an accessory apartment being built on his parcel. This application was a referral from the Town of Galway Planning Board.

From West to East, road to backyard, the porch is approximately 30 feet wide. It comes out from the building about 8 feet toward his mother's parcel. **Andy & Jim** calculate 38.7 feet & round to 39 feet. It's clarified that the porch doesn't begin right at the corner of the house because the propane tanks are there.

Max confirms a building application has been submitted.

MOTION: to close the Public Hearing: Motion made by **Jim**, seconded by **Herman**.

All ayes.

MOTION CARRIED

Public Meeting

No further discussion is needed on the application.

MOTION: Variance of 12 feet to the South, stretching 38 feet from South Westerly corner to Easterly corner, to build a covered porch.

MOTION to approve: Motion made by **Herman**, seconded by **Dave**.

All ayes.

MOTION CARRIED

ZBA #25-018: Application of **Brian Theriault** for *Side Lot Variances*; to the East and to the West to construct a new home, located on Point Road, Galway, NY 12074 (Tax Parcel no. 198.6-1-27)

Mr. Theriault is not present, he reached out to **Max** requesting to be placed on the March agenda to continue getting together what the Board requested at the January meeting. **Andy** distributed an old survey to **the Board**, provided by the neighbors, of a structure that was on the parcel at one time.

MOTION to adjourn: Motion made by **Herman**, seconded by **Dave**.

All ayes.

MOTION CARRIED

Respectfully submitted,
Marlene R. Neahr