

Town of Galway – Planning Board
REGULAR MEETING
February 18, 2026
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 Melissa Rathbun

Board Member Kylie Holland
Board Member Renee Roth-O’Neill

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

Clerk to amend Minutes to reflect corrections brought forth.

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

All ayes.

MOTION CARRIED

Chair’s Report: Ruthann reports all three maps have been signed for the previously approved application of Erik & Kara Larson.

Public Meeting

Old Business:

*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; An area variance was granted at the February ZBA meeting for a deck. **Max** notes that the CO will not be granted without verification of sufficient septic.

SEQR Completed.

MOTION to approve SEQR’s negative declaration: **Motion** made by **Melissa**, seconded by **Renee**.

All ayes.

MOTION CARRIED

MOTION to set for Public Hearing at the March Meeting: **Motion** made by **Kylie**, seconded by **Renee**.

All ayes.

MOTION CARRIED

PB Application #25-016 Jake Marotta & Adam Brown, for a Minor Subdivision, for a portion of a parcel located on Jersey Hill Road, (Tax Parcel no. 211.-1-27) located in the Town of Galway.

Applicants not present.

Renee seeks to clarify where exactly **the Board** left off with the Applicants; confirms DEC Wetland delineation is needed & follows up with a secondary question regarding new DEC vernal pool regulation. **Jim Snyder**, a Board Member on the Zoning Board of Appeals, attends the meeting; he shares information from a recently attended seminar, providing some insight, however further clarification is needed regarding the footage (800 feet or 1,000 feet) of the vernal pool protective buffer.

Application tabled to the March meeting.

MOTION to adjourn: Motion made by Melissa, seconded by Kylie.

All ayes.

MOTION CARRIED

Respectfully submitted,

Marlene R. Neahr