

Town of Galway – Planning Board
REGULAR MEETING
March 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

NOT PRESENT: Board Member Renee Roth-O'Neill

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

MOTION to approve February Minutes: **Motion** made by **Kylie**, seconded by **Melissa**.
All ayes. **MOTION CARRIED**

Public Hearing

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.

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**

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.

There are no questions pending with **the Board** on this application. **Max** will keep **the Board** looped in on septic etc. – no conditional approval is needed.

MOTION to approve; **Motion** made by **Melissa**, seconded by **Kylie**.
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, spoke with **Ruthann** & there were no updates regarding the pending DEC delineation.

Application will remain Tabled.

Pre- Application Conference

Colin Roy, owner of the property of the former Dugout, is present and workshops the concept of demolishing the current structure(s) and erecting self-storage units on the 1.3 acre lot. The parcel is in the Residential Core district, & currently self-storage is not a permitted use. **Ruthann** states this is not something the Planning Board could approve, referencing Code section 115-71 B1 – which outlines the requirements to achieve a use Variance, and according to Zoning Board of Appeals Chair, **Andy Decker** – who is present, these pillars were enacted in such a precise fashion to make hitting all of them effectively impossible. **Mr. Roy** raises questions about having the land rezoned, as well as how a commercial operation such as the long-standing restaurant tenancy could operate in the Residential Core; **Ruthann** states per code, food operation is a permitted use. **Max** suggests speaking with Counsel about the conceptual project before money is spent on delineation etc...

Other Business

Ruthann received an email from the County Planning Department regarding **BESS- Battery Energy Storage Systems**. Neighboring municipalities have organized campaigns against them & she suggests approaching the Town Board about a Moratorium, especially as the Town is in the beginning stages of the Comprehensive Master Plan. However, issues of timeline/extensions of Moratorium's were discussed leaving question as to when the best time to enact a Moratorium would be. **Jim Snyder** recollects from the recent Planning & Zoning conference the suggestion to bear in mind the technology that may develop while developing the Comprehensive Plan and suggests researching the timeline of the Town's most recent Moratorium, pertaining to Solar fields, for guidance on language and when/if to enact one if approached with BESS. He also suggested **Mr. Roy** consider making application to DEC regardless of what his intended or the ultimate use of the property will be, as DEC may do a desktop review with no mandated delineation.

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

All ayes.

MOTION CARRIED

Respectfully Submitted,

Marlene R. Neahr