



TOWN OF GALWAY

PLANNING BOARD
SARATOGA COUNTY, NY
ESTABLISHED 1792

5910 Sacandaga Road
Galway, New York 12074
518-882-6070

Town of Galway – Planning Board
REGULAR MEETING
Wednesday April 15, 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 Renee Roth-O'Neill

Board Member Melissa Rathbun

NOT PRESENT: Board Member Kylie Holland

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

New Business

PB Application #26-002 Camille Parisi, for a **Special Use Permit**, for installation of a Farmer's Stand/Market with septic and water, for a parcel located at 2680 Route 29, Middle Grove, NY 12850, (Tax parcel no. 174.-1-83.11) located in the Town of Galway.

Ms. Parisi is present. Her application is for renewal of an existing Special Use Permit, which was issued with the following conditions; DOT driveway permit, well location and a denoted parking area. Some of these conditions have been satisfied, & **Ms. Parisi** states she is in active communication & awaiting feedback from the State and Highway Department to determine what needs to be done, if anything further, to bring her to full satisfaction of the required conditions. Since it's already been reviewed by the County, **Ruthann** questions if it needs to be reviewed again due to the lapse in conditions etc.; **Max** would like to send it to cover all bases. **Attorney Bruening** confirms his could be treated as Type II SEQR, as a renewal. **Max** would like to hear from DOT about the curb-cut permit before scheduling the application for a Public Hearing. **Ms. Parisi's** goal is to open for business in July.

Due to the timing of the County Planning Board review & pending DOT approval, the **Board** agrees to Table the application.

MOTION to Table: **Motion** made by **Melissa**, seconded by **Renee**.
All ayes.

MOTION CARRIED

Old Business

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.



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No update from the applicants. **Application to remain tabled.**

Pre-Application Conference

Michael Bove of *Bove Fuels* is present with his grandfather, **John Bove**. The multi-generational family-owned company is interested in putting a bulk propane storage facility on the parcel on the corner of Route 29 & Crooked Street, previously Vassels. This could conceivably fall under "Distribution Center" as a use in our Code. Due to previous environmental remediation action taken by NYS, a lien was placed on the property; **the Bove's** are working to figure out the lien amount but do have confirmation from DEC the environmental remediation has been completed – their proposal would not disrupt that status. Once application is made, **Max** will determine whether it needs to go to the Zoning Board of Appeals or come straight before the Planning Board. **Renee** asks about safety/risks associated with a project of this nature due to flammability etc. & it was determined to be low risk.

Carly Rorick & her **Father** are present –interested in putting a prefabricated building, 14-foot x 32 foot on a corner of their 4-acre parcel, for the purpose of creating a dog training facility. **Ms. Rorick** has extensive certification and continuing education in the field, & would offer a variety of training, excluding law enforcement K9 training. In addition to dog training, she is considering offering a fenced yard available on a 'rent-per' basis for one person, similar for Airbnb for dogs, where a person without a fenced yard could rent this area to personally exercise their dog. She discusses her intentions in terms of hours of operation, safety protocol, noise etc. **Attorney Bruening** suggests it would be helpful for **Max** to decide whether the use fits in the Code; this would determine whether the application should go to the Zoning Board of Appeals or come straight to the Planning Board. Dog Kennel is listed as a permitted use for the Residential Core; however, **Ms. Rorick** does not have plans to offer boarding so this would need to be an interpreted use. Various Code requirements are discussed with the prospective applicant by **Ruthann, Max, & Andy Decker** – Chair of the Zoning Board of Appeals.

A woman is doing some exploration for her elderly Father; she is trying to salvage an old farmhouse & create a 3-acre parcel, so she doesn't have to mortgage the 150 -acre lot in its entirety – she is inquiring on the Town's surveying requirements. The Code requires the property to be surveyed in its entirety; however, the Code also allows for this requirement to be waived & it has been in the past. Due to ongoing DEC Wetland delineation & related recent Supreme Court ruling, **Attorney Bruening** advises waiting 30 days before moving forward to allow the State to act.

MOTION to Adjourn – **Motion** made by **Melissa**, seconded by **Renee**
All ayes.

MOTION CARRIED

Respectfully submitted,



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Marlene R. Neahr

