



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 May 20, 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
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 Daniel Baxter, for a **Lot Line Adjustment**, for a parcel located at 4681 McConchie Road, Galway, NY 12074 (Tax Parcel no. 212.-1-21.2) located in the Town of Galway.

Mr. Baxter is present & briefs the **Board** on his application; he is looking to take on the majority of his parents' parcel due to his mother's age. It is a 59-acre parcel, **Mr. Baxter** currently has about 9 acres of the 59 and is hoping to acquire an additional 43 acres, which would give him approx. 52 acres and his mother 6 acres – effectively 'flip flopping' the acreages. The property is entrusted in an irrevocable trust, which will need to be updated/adjusted accordingly.

As permitted, The **Board** waived the Public Hearing & SEQR review for this application.

MOTION to waive Minor Subdivision application & approve the lot line adjustment – **Motion** made by **Kylie**, seconded by **Melissa**.

All ayes.

MOTION CARRIED

PB Application #26-003 Barbara Wright, for a **Minor Subdivision**, for a parcel located at 4989 Armer Road, Ballston Spa, NY 12020, (Tax Parcel no. 200.-1-38) located in the Town of Galway.

Ms. Wright is present & briefs the **Board** on her application; she has an 84.58-acre parcel and is looking to carve out just under 5 acres for her son to build on. DEC has confirmed wetland



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delineation on a survey of the property done by VanGuilder. **Ms. Wright's** property is in Saratoga County Ag District 2, which necessitates review by the **County Planning Board**. **Ruthann** explains the County referral process to **Ms. Wright** and answers her questions about cutting down trees, installing a driveway to get machinery in etc. while waiting for approval.

The **Board** will await feedback from the County before taking any further action on this application.

MOTION to approve SEQR – no significant or negative environmental impact found: **Motion** made by **Kylie**, seconded by **Melissa**.

All ayes.

MOTION CARRIED

MOTION to classify as a two-lot minor subdivision & set for July Public Hearing: **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.

There has been no new correspondence from the applicants. Matter to remain tabled.

PB Application #26-001 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; she shares updates from DOT; DOT will issue permit for the driveway after white fence is removed from the East line of sight. The fence is **Ms. Parisi's** & she has plans to remove it the following week. Matter set for June Public Hearing.

MOTION to set for Public Hearing for June: **Motion** made by **Renee**, seconded by **Kylie**.

All ayes.

MOTION CARRIED

Pre- Application Conference



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Carly Rorick's father is back to deliver a few higher quality site plans. The building for her dog training facility is scheduled for delivery on June 11. He has a question following up a conversation with **Max** regarding frost protection required by NYS code; wants to be all set for June 11th. – He discusses several other procedural related matters with **Ruthann**.

Other Business:

Melissa reminds all the Comprehensive Plan public meeting will be held the following day and encourages all to take the survey on the postcard they should have already or will be receiving in the mail.

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

All ayes.

MOTION CARRIED

Respectfully submitted,

Marlene R. Neahr