



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 July 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 Kylie Holland

Board Member Melissa Rathbun

Not Present: Board Member Renee Roth-O'Neill

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

MOTION to approve June Minutes: **Motion** made by **Melissa**, seconded **Kylie**.

All ayes.

MOTION CARRIED

Public Hearing

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.

Glen Teal, neighbor residing at 5211 Armor Road seeks clarification on what constitutes a minor subdivision.

MOTION to close Public Hearing: **Motion** made by **Melissa**, seconded by **Kylie**.

All ayes.

MOTION CARRIED

Public Meeting

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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Nobody is present on the application. Application 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.

Max gives a brief update on **Ms. Parisi's** application; **the Board** granted conditional approval at the June 2026 meeting contingent upon final DOT approval, which **Ms. Parisi** is still waiting for.

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.

The Board has no further questions for **Ms. Wright**; she asks a series of procedural questions regarding deeding for the newly created parcel and assignment of 911 (house) numbers, timeline for permits etc.

The Board is in receipt of County feedback regarding this application; it was determined there is no negative intercommunity impact.

MOTION to approve the application: **Motion made Kylie**, seconded by **Melissa**.

All ayes.

MOTION CARRIED

PB Application #26-004 Brian Furnia, for a **Minor Subdivision**, for a parcel located at 3101 Galway Road, Ballston Spa, NY 12020, (Tax parcel no. 200.-1-36.22) located in the Town of Galway.

Jean Furnia is present on behalf of the applicant. **Ruthann** has question regarding the Wetlands, which have been delineated by VanGilder & include the required buffer. This delineation does not match a prior survey for the property and has not been certified by DEC. **Attorney Bruening** advises **the Board** to refrain from completing SEQOR until the discrepancy in Wetlands is cleared up.

Due to the location of the property, it will need to be sent to the County Planning Board for review.

Matter to remain tabled for verification of delineation and interim County Planning Board review.



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Pre- Application Conference

Nobody is present for a pre- application conference.

Other Business

Please see below, a list compiled by the Town of Galway Planning Board during their July 15, 2026 Public Meeting, per the request of Councilman **Gabriel Raia**, detailing the agreed upon requirements for bringing Galway Plaza into full compliance with the Galway Town Code.

Site Plan detailing the following:

- Exact location of building, Galway Plaza
- Location of the house and location of the driveway to the house, the new driveway is perpendicular to the parking lot.
- Location of the following: Well, septic tank, handicap parking, ingress/egress to property
- Exact number of parking spaces, as this determines how many handicap spaces need to be provided
- Setback lines
- Any other structures on the property (besides the house)
- Any proposed improvements
- All signage currently on the property, including temporary banner signs
- If/where deliveries are made, loading dock and communal dumpster

Floor plan detailing the following:

- Location of all business operating within Galway Plaza & what each looks like inside; Square footage of each, permanent structures, bathrooms, kitchens.
- NYS DOT approved Enter & Exit signs; current ones are not believed to be DOT compliant, confirmation is needed. Believe they should say "Enter Only" on the North end, South end believed DOT said, "Enter & Exit Only". This is up to the discretion of the Planning Board, as to whether this is necessary, though it is believed that "Exit Only" would suffice.
- Tall, banner signs are considered temporary signage, unsure if they are permitted but should be included, along with all signage on the property. & should be indicated on the site plan.

Fully completed application, including SEQR form; Application should indicate they need a Special Use Permit for the space currently being used as an Office - this use is not on the original list of possible uses for the property and anything not on this list needs to come before the Planning Board for a Special Use Permit.

It was discovered several uses are not existing authorized uses; they need to be authorized & until that is done, Galway Plaza is operating unauthorized, unapproved uses at the facility.



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Melissa notes the Galway Blueberry Festival, taking place on July 25th; over 50 vendors have registered, and they are looking forward to another successful year.

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

All ayes.

MOTION CARRIED

Respectfully Submitted,

Marlene R. Neahr