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 September 16, 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 Renee Roth-O'Neil

Not Present: Board Member Kylie Holland

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

MOTION to approve August Minutes: **Motion** made by **Melissa**, seconded **Renee**.
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.

Nobody is present on the application; application remains 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.
**Conditional approval granted at June 2026 meeting; waiting for final DOT approval.

There has been no new correspondence from the applicant or DOT regarding Ms. Parisi's approval.

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.

Nobody is present on the application. **The Board** is in receipt of the verified/confirmed DEC wetland map. The application was submitted to the **County** earlier in the month once the above-

DRAFT

captioned map was received and will be reviewed at their meeting on 9/17. **The Board** should have feedback from the **County** by the October 21, 2026 meeting.

MOTION to set for 10/21 Public Hearing: **Motion** made by **Renee,** seconded by **Melissa**.
All ayes. MOTION CARRIED

PB Application #26-005 Application of Paul F. Foust, for a ***Lot Line Adjustment***, for a property located at 2595 May Road, Galway NY 12074, (Tax parcel no. 198.10-1-15.2) located in the Town of Galway.

Mr. Foust is present; his requested variance was granted at the September 1, 2026 ZBA meeting. Due to it being a lot line adjustment, **the Board** votes to waive the minor subdivision regulation regarding a public hearing so the application can be approved.

MOTION to waive the Public Hearing: **Motion** made by **Melissa**, seconded by **Renee**.

All ayes. MOTION CARRIED

MOTION to approve the lot line adjustment: **Motion** made by **Renee**, seconded by **Melissa.**

All ayes. MOTION CARRIED

Pre- Application Conference

There will be a Pre-Application Conference, for the purpose of preliminary discussion *only*, for a proposed Planned Development District (PDD).

Neither **Mr. Furnia** nor a representative of his was present. **Ruthann** asks **the Board** to review the Code requirements for a PDD – they are extensive. **Melissa** raises concern regarding units per acre; currently 1:3 ratio, however the proposed project exceeds this – the parcel is 23.4 acres. Procedurally, PDD application must be made to the **Town Board** where it would then be referred to both the Town & County Planning Boards – **Town Board** can also deny the application without referral. The review is exceptionally extensive, this proposal due its location – the intersection of two state highways (Route 29 & Route 147). **Attorney Bruening** clarifies we do not actually know what the proposed application would be, as it must include a proposed local law to alter whatever zoning criteria, they are seeking modification of. Escrow accounts would also need to be set up for engineering & legal review.

Ruthann read correspondence regarding a second pre-application conference who was unable to attend the meeting due to work/prior commitment. **Matt Remigy** is interested in constructing a

DRAFT

single-family home with an accessory structure/workshop on his property located at the corner/intersection of Greens Corner Road & NYS Route 29, tax parcel no. 172.-1-31. He operates a solo tree business; no on-premises work is conducted; this would be for equipment storage. **The Board** feels since there won't be clients coming to the property it would likely be a low impact project. The parcel is in the commercial district – 2.44 acre lot size, there is already a driveway & a letter with DEC clearance was provided. The interpretation of whether the proposed use of the property would warrant issuance of a home occupation permit or special use permit has not officially been made; based on the details provided it doesn't seem as though either would be needed, however issuance of the building permit could have a caveat that if the originally proposed use changes, **Mr. Remigy** would be required to make re-application to the Planning Board. **Ruthann** is going to confirm with **the Applicant** there are no customers and/or employees on the property.

See details from Mr. Remigy below.

> *"The parcel will be my full-time home. The plan shows a 24' x 32' two-bedroom house and a 30' x 60' accessory building (labeled "workshop" on the site plan), served by a private well and a gravity septic system that my engineer has sized for three bedrooms to allow for a future addition. The driveway is already in place under the Town's egress permit; it enters flat from Greens Corner Road and rises at under 10% to the building area, which sits about 30 feet above both roads behind existing woods. I intend to keep that tree cover along both frontages and along the western boundary.*
>
> *The accessory building is a garage for the home. It houses my vehicles and equipment, and its size reflects the fact that my work truck and equipment take up more room than typical household vehicles. It is not open to the public."*

Other Business
There is no other business.

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

Respectfully submitted,
Marlene R. Neahr

DRAFT