TOWN OF DAY-PLANNING BOARD
REGULAR MEETING MINUTES-DRAFT
JULY 6, 2026 AT 7:00PM
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A REGULAR MEETING of the Planning Board of the Town of Day, County of Saratoga State of New York, was held in Day Town Hall, 1650 North Shore Rd Hadley, NY 12835 on July 6, 2026.

The following meeting was called to order by Chairman Donald Poe at 7:05pm with the following answering roll call: Member Johua Galick, Member Lisa Sharpe, Member Rick Wahrlich, Member Ellen Taylor and Chairman Donald Poe.

Member Ellen Taylor asked the board to pass a resolution for the planning board meeting minutes to be verbatim going forward. Chairman Donald Poe stated he is not comfortable with a resolution, he feels minutes are minutes not seconds or hours. Chairman Poe said he feels that October 2025 and December 2025 meeting minutes were not good, he would've liked more specifics. Chairman Donald Poe stated that the General Clerk Amanda is absent and Tracy Ladd the Town Clerk will be covering the meeting minutes for tonight, he would like to compare the meeting minutes and go from there on how they would like them done.

Chairman Donald Poe stated that according to the December 2025 meeting minutes the board approved the October 2025 minutes with a request by Chairman Ted Mirczak of something Attorney Jeffrey Meyer was quoted. Member Ellen Taylor explained that the clerk did not document the correction in the minutes yet. Member Taylor stated in the October meeting minutes it said that Attorney Jeffrey Meyer stated that a public road is determined by emergency vehicles accessing it, which was not what was said.

Chairman Donald Poe stated that when the December 2025 meeting took place there were only two members at that meeting that currently sit on the board today, Chairman Poe asked Member Ellen Taylor and Member Rick Wahrlich if they had any comments regarding the December 2025 meeting minutes.

Member Rick Wahrlich mentioned how it was mentioned that the meeting should have never went in front of the planning board in December, the property owners did not have enough road frontage, and a subdivision could not have been granted. Member Wahrlich explained that they property owners would've had to go in front of the zoning board for a variance. Chairman Donald Poe stated he believes an application wasn't filled out. Member Ellen Taylor said it was an informational meeting, which they have done in the past.

Member Ellen Taylor stated she doesn't feel that the minutes that were published for December 2025 was correct on the discussions that took place. Member Taylor explained that if a property owner applies for a subdivision a survey has to be done, so a lot of times property owners will come and just ask the board questions to see if what they plan on doing is feasible. Member Taylor stated at the informational meeting in December the property owner was told that they did not have enough road frontage to subdivide. Member Joshua Galick asked if the home was built prior to 1960. Member Taylor said it was mentioned how a second home was built in 2023 on one parcel, which isn't allowed but that's not a planning board issue and she really doesn't care. Member Taylor said the planning boards business was to deny a subdivision.

Member Rick Wahrlich asked what happens now that there is a second home on this parcel that shouldn't be there. Chairman Donald Poe stated he believes it's in the Code Enforcement Officers hands, until this board receives an application.

Motion, made by Member Ellen Taylor to approve December 1, 2025 meeting minutes with the corrections that she stated to be documented in these minutes as well as Member Rick Wahrlich's requests, 2nd by Member Rick Wahrlich.
Ayes: Member Joshua Galick, Member Lisa Sharpe, Member Rick Wahrlich, Member Ellen Taylor and Chairman Donald Poe.
Carried: 5-0

Motion, made by Member Lisa Sharpe to approve June 1, 2026 regular meeting minutes with the entire board being satisfied on the information in the meeting minutes going forward, 2nd by Member Joshua Galick.
Ayes: Member Joshua Galick, Member Lisa Sharpe, Member Rick Wahrlich, Member Ellen Taylor and Chairman Donald Poe.
Carried: 5-0

Member Ellen Taylor stated that at the June 1st meeting she mentioned how some things were incorrect in the October 2025 and December 2025 and wanted the corrections documented in those minutes that evening and they were not. Town Clerk Tracy Ladd explained to the board that once the meeting minutes are typed and posted on the website, they cannot be changed, you can document in the current meeting minutes changes that the board wants corrected. Member Lisa Sharpe feels that could be confusing to the public being it was a conversation that took place at a prior meeting. Member Rick Wahrlich said that's the best we can do to get the correct information documented being the actual minutes can't be changed.

Chairman Donald Poe stated he will review the meeting minutes better, be on top of them more and review them prior to posting them online.

New Business:

Chairman Donald Poe stated that the General Clerk Amanda Prescott took the time to put binders together for the board, they belong to the Town of Day and can be used by the members. If a member resigns or doesn't get reappointed the binders must be turned back into the Town. There is an updated town directory enclosed, the comprehensive plan, copies of all applications property owners would fill out and a copy of the SEQRA form. Chairman Poe suggested the board to review the information in the binder when they have some down time.

Member Ellen Taylor asked about the part 2 of the SEQRA form, the owners fill out part 1 and the board completes part 2. Chairman Donald Poe stated he will get part 2 for the board.

Chairman Donald Poe stated from looking at prior applications it looks like the majority of things that came in front of this board were boundary line adjustments, not many subdivisions.

Good of the Order:

Member Joshua Galick introduced himself to the board, he stated he was born and raised in Burnt Hills. His father purchased property here with a camp, he was living in Clifton Park at the time and spent a lot of time here. He loves the outdoors and is county at heart. He has had seasonal camps around the lake before and just loves it here, he stated the city life just isn't for him. He ended up renting to own and now he is raising his family here. He served our county before and figures he would serve the community now.

Member Ellen Taylor said she had a question regarding the proposed amended zoning law. Member Taylor said for the road frontage, private roads may be added in which she is fine with, but would a survey specify if a road is private or not. Chairman Donald Poe stated he has seen private roads listed so the board would know if a road was a town road or a private road. Member Taylor also asked what's the definition of a private road, they went into the definition of a town road before but not a private road. Chairman Donald Poe stated that he knows from talking to the Highway Superintendent before a town road has services like garbage pickup and its maintained and plowed. Chairman Poe stated that if highway maintains a road they get what's called CHIPS. Member Taylor said she has a list Chairman Poe stated he will get the definition of a private road for her.

Member Joshua Galick asked if dirt roads are considered private, he said some roads are partially paved and then turns to a dirt road at a certain point and wondered what that would classify as. Member Galick stated the road he lives on is paved to a certain point and then turns to a dirt road and there's others in town like that as well, so he was just curious. Chairman Donald Poe said that just because a road is a dirt road doesn't mean it's a private road, Turner Road is a town road and its dirt from end to end. Chairman Poe stated he will find out that answer and let him know but he does know that some landowners have agreements with the highway to allow turnaround spots, which could be on a dirt road.

Correspondence:
Chairman Donald Poe asked the board if they received the letter from the Adirondack Park Agency, the members stated they didn't see anything. Chairman Poe it was regarding 53 Green Acres Road, a letter to Mrs. Brennan saying they detected some wetlands and they want Mrs. Brennan to get a certified engineer stamped septic system. Chairman Poe said the APA mapped out wetlands by tags, ribbons or posts. Some stipulations are in place where it has to be constructed.

Motion, made by Member Ellen Taylor to adjourn the regular meeting, 2nd by Member Lisa Sharpe at 7:35pm.
Ayes: Member Joshua Galick, Member Lisa Sharpe, Member Rick Wahrlich, Member Ellen Taylor and Chairman Donald Poe.
Carried: 5-0

Tracy Ladd
Town Clerk/filled in for General Clerk