

A meeting of the Town of Moreau Planning Board was held on January 26, 2015 in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York.

Present:

G. Peter Jensen	Chairman
Linda Riggi	Planning Board Member
Reed Antis	Planning Board Member
John Arnold	Planning Board Member
Erik Bergman	Planning Board Member
Dave Paska	Planning Board Member
Ron Zimmerman	Planning Board Member

Also present: Joe Patricke, Code Enforcement Officer; Garry Robinson, Consulting Engineer; Tricia Andrews, Recording Secretary.

Absent: None.

Chairman Jensen called the meeting to order at 7:00p.m. The minutes of the December 15, 2014 meeting were reviewed. Mr. Antis motioned to approve the minutes as written and Mrs. Riggi seconded. Motion passed unanimously.

**#1 Reed, Daniel and Kim
Clayberry Farms Subdivision
Preliminary Review**

The applicant had appeared for Sketch Plan Review in September 2014.

Bob Holmes with Jarrett Engineers spoke representing the applicants. This is a 5-lot subdivision with an additional lot line adjustment. There are 30 acres, some unbuildable due to slopes greater than 35% and 3.25 acres of wetlands. Joe Patricke and Garry Robinson witnessed perc tests recently.

Mr. Arnold had asked previously for soil types to be listed on the map and they are still not there. It is within the Ag District and soil types should be on there. Mr. Holmes referred him to drawing P-2, but said that the Saratoga County soil map could be superimposed over it. Mr. Arnold doubts that the soil types will make a difference but they are required nonetheless. He wants classification, not types.

The Chairman asked whether the Board would like to assume the role of Lead Agency and Mr.

Zimmerman motioned accordingly. Mr. Bergman seconded. There was no discussion and roll call vote resulted as follows: Mrs. Riggi, Yes; Mr. Antis, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Paska, Yes; Mr. Zimmerman, Yes; Chairman Jensen, Yes. 7-0 Motion carries.

The Chairman informed the applicant that they Board will want to see a response from Parks and Recs, SHIPO regarding archaeologically sensitive sites & endangered species.

Mr. Holmes said that as part of SEQR the automatic responses are listed. Mr. Arnold told Mr. Holmes that the site has to be walked. Involved agencies are DEC and local schools and emergency services. The

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wetlands are Army Corp. The Department of Health is not involved and neither is Saratoga as it is more than 500ft from Rt 32.

Lots 4 & 5 will have a shared driveway easement. Both have road frontage. The boundary line is in the barn. The greenhouse is coming down but the barn remains and that 1.2 acres will be transferred to the Reed's current residential lot- that is the lot line adjustment. The shared driveway goes back 425 ft. After some discussion on the depth of the water table and the slopes of the land, Mr. Patricke pointed out that Mr. Reed has already done substantial work on where the houses would be placed on the lots. Mr. Arnold asked whether the drive would be shared all the way from the culvert to the road and that is the intention, a shared curb cut. It may be made wider than usual at the curb. Mailboxes are on the other side of the road.

Mr. Zimmerman motioned to schedule a public hearing for Clayberry Farms Subdivision at 7pm on Monday, Feb. 23rd. Mr. Arnold seconded. Motion carried unanimously with no roll call.

Applicant asked about the threatened and endangered species report and archaeology whether the Board wanted a letter from the agencies or simply notes, and was told a letter is what is required.

Mr. Patricke said that 2 weeks prior to the meeting is the deadline for most documentation, but he would accept those letters up to the day of the meeting if necessary.

Mr. Patricke spoke to the Board about the prints in front of them. Mr. Patricke, Mr. Jensen and Mr. Robinson have need of big ones. Would the Board like to ask for the smaller ones? The Board agreed that they want the large ones for home/office use as required by the Code. Smaller copies Mr. Holmes had made were convenient for meetings where space is limited. 10 copies of the large plans are required. The Saratoga County Planning Conference in Saratoga takes place this Wednesday. Anyone who misses it will have to do continuing education requirements some other way.

Motion to adjourn was made by Mr. Arnold and seconded by Mr. Antis at 7:22p.m. Motion passed unanimously with no roll call.

Respectfully submitted,

Tricia Andrews