

A meeting of the Town of Moreau Planning Board was held on January 23, 2017 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York.

Present:

G. Peter Jensen	Chairman (temporarily stepped down)
Jerry Bouchard	Planning Board Member
Reed Antis	Planning Board Member
John Arnold	Planning Board Member
Ron Zimmerman	Acting Chairman
Erik Bergman	Planning Board Member

Also present: Jim Martin, Zoning Administrator; Tricia Andrews, Planning Board Secretary

Not present: Dave Paska, Planning Board Member

Acting Chairman Ron Zimmerman called the meeting to order at 7:00pm. Jerry Bouchard was welcomed as the new member, please remember that the Feb. meeting is moved to the 27th and that the meetings start early for the comprehensive plan conversation, and the Saratoga Planning and Zoning Conference is coming up on Jan 25th.

The Board reviewed the minutes of the December 19, 2016 meeting and made the following corrections.

On p. 1985 5 lines up, "That he had asked 'by'" should be 'be', on p. 1989 6 lines up Mountain Rd is Mountain View Road; on p. 1990 secretary needs to check the recording and find out whether there was a second and a resolution to Mrs. Riggi's motion at the end of the Stewart & Bovee section.

Mr. Arnold motioned to accept the minutes of the Dec. 19, 2016 meeting with those corrections and Mr. Bergman seconded. Motion passed unanimously with no roll call but one abstention.

#1 Bartlett Enterprises (Diane Jean Doyle)

Public Hearing Site Plan Review

Don Pidgeon for Fred Bartlett. The plan is updated to show the location of the silt fence. He put some building views on. They wanted to check the pest control contaminated site and see if it was alright with the DEC, there was not problem and he has a letter. Information about the lighting was received from Hill Electric. The note about the reclaimed forest was changed and the entrance to the area blocked in the map. A boulder or other obstruction will be in there.

Jim had asked the driveway widened to 20 ft., sign moved, light fixture was addressed, front elevation was provided, edge of clearing is shown, discontinue use of driveway and note change, silt fence shown, Abilene site checked on, boulder on driveway shown. Mr. Arnold asked about the tree line which

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currently goes through the parking lot and Mr. Pidgeon pointed out the dashed line that shows where the clearing will end. Mr. Arnold thought that the agreement was about closing the opening in the fence that allowed access from the power lines, not on the street. Mr. Pidgeon agreed to put more boulders there as well as on the street.

Mr. Antis asked whether there was a berm, and Mr. Pidgeon said he was leaving 50 ft. of woods. Mr. Arnold asked him to put it on the map as a green screen for the residences across the road. Mr. Antis asked whether the desire was to show or hide, and Mr. Pidgeon agreed with Mr. Arnold that he would screen it.

Patrick Winne of 220 Reservoir Road had general questions. He asked what is the Zoning in that area? It is Commercial as far as the power line. He wanted to know when that was placed. It was determined in 1989. He stated that since that Zoning took effect, that section of Reservoir Rd. has seen residential growth. Traffic has increased. He has lived there 21 years. Is this the right Zoning for that area now? Is it still a Commercial area?

Mr. Arnold said that this is a part of the Route 9 corridor, and Mr. Winne argued that it is primarily residential. Mr. Jensen told him that this Board doesn't change Zoning, the Town Board has to do that and it is under review at present. Decisions now have to be made on the current Zoning. Mr. Winne is not in favor as there has been so much residential growth on Reservoir Road. How will a tractor trailer turn around?

Mr. Arnold explained that there will be no trucks turning around on the road or backing in.

Greg McCarty 201 Reservoir Road, lives on the other side of the easement and his house is for sale. Realtors are saying that people won't purchase his house because it is unclear what's going on next to it, and he doesn't want to deal with this mess anymore. He's had truck noise, mess, etc. The road is too busy and has kids and is not an appropriate place for a business. It will bring down home values and doesn't belong in a residential environment.

Mr. Pidgeon argued that this is a small business and won't generate that much traffic.

Mr. McCarty: What if it's renovated but the business fails, will it sit there?

Mr. Pidgeon: We're going to leave a woods buffer.

Mr. McCarty: What about along the easement?

Mr. Pidgeon: We have no authority to do anything with that.

Mr. McCarty: But I can see right in there now, across the easement.

Mr. Pidgeon: We're not clearing anything in that area, it's going to grow back up.

Mr. Arnold: This was brought to us because of that issue and complaints about the look. We changed it to keep the commercial building closer to Route 9, asked for green space, and made an agreement to clean it all up.

Mr. McCarty asked that the driveway be moved to Route 9, but Mr. Bartlett doesn't own any of that property, has no access to Route 9.

Mr. Antis said that this is not going to be a high traffic business, but Mr. Winne argued that the Board can't make that assumption or control it after. The property has not been maintained well and the local

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residents do not have much confidence. Mr. Antis pointed out that a great deal of work has gone into making it compliant. Mr. Arnold said that the guidelines preventing tractor trailers from turning left towards Route 32, and it will be enforceable because it will be in the plans. The Board is guiding the process. But this is a property owner in a Commercial zone and can develop in a commercial way. Mr. Winne asked why there is a public hearing in this case, if they can't stop it, and Mr. Martin explained that it happens because no plan is perfect and input from the neighbors is helpful. The plans have already been worked on in deference to the proximity of the Residential zone, and more input is welcomed.

Mr. McCarty: Sounds like the Board's mind is made up.

Mr. Martin explained that this isn't about sides, yes or no. It's about mitigation of the impacts.

Mr. Winne: Is not trying to be critical of the Board's positions.

Mr. Arnold: Explained that the business can be there because it is commercial business use in a Commercial zone, but if there is a way to mitigate, he would like to know what the neighbors would like.

Mr. McCarty: If there is a 75ft buffer.

Mr. Arnold: There is nothing to be built near your house. The open space will regenerate.

Mr. McCarty: I would like them to plant trees.

Mr. Martin: You are within your authority. You can ask for additional plantings.

Mr. Arnold: Is that mature trees?

Mr. Pidgeon: Mixed.

Mr. McCarty: From my back yard, I can see one end and part of the back of the house.

Mr. Martin: Is it better with leaves on the trees?

Mr. Arnold: We can ask for mitigation, but you adjoin a Commercial zone and you are cutting your own trees but asking them to plant trees. Would the applicant be ok with that?

Mr. Pidgeon: I don't see the need for it. It's pretty heavily pine trees and the site is going to be looking better.

Mr. Winne: Zoning has not kept up with the pace of growth on the road, but I think you might be creating a bad situation.

Mr. Arnold: This is the only property this applies to.

Mr. Winne: The growth has been exponential. It's not the area to support it.

Mr. Jensen: If you decide to ask for or require residential buffering, word it in such a way that we are not bitten by the 50 ft setback requirement. The Code says 50 ft., so we can't go asking for 75 ft.

Mr. Antis wants the site plan to show the tractor trailer path.

Mr. Martin thinks that tractor trailers should be prohibited, given the scale of the business it is not likely that they need them.

Mr. Pidgeon thought that would be ok. The applicant had just joined the meeting and was asked if he agreed. Mr. Bartlett stated that his deliveries come on tandem trucks.

Mr. Arnold: Straight ones. Box trucks?

Mr. Bartlett: Yes.

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Mr. Arnold: If you want tractor trailers you will need to show us turn radius and do some rewriting so it will be a lot of work.

Mr. Martin: I don't think he has room.

Mr. Bartlett: Just tandems.

Mr. Arnold: So on the mylars, put a note that says no tractor trailers.

The Board reviewed Short Form EAF for Bartlett Enterprises /Diane Jean Doyle.

Mr. Antis asked whether it's a Critical Environmental Area and John says there are none of those in the Town. Number 19 needs to be described as the 546035, Orkin/Abilene site at 10274 Saratoga Road from the Encon Site Search page. The public hearing closed at 7:45 pm.

Mr. Bergman motioned to make a negative declaration regarding SEQR for Bartlett Enterprises/Diana Jean Doyle and Mr. Bouchard seconded. Roll call vote resulted as follows: Mr. Bouchard, Yes; Mr. Antis, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Jensen, Yes; Mr. Zimmerman, Yes. Motion carries 6-0.

Motion by Mr. Arnold to grant site plan approval for Bartlett Enterprises /Diana Jean Doyle with notes on the mylars that: there continue to be a 50ft. buffer between the Commercial and Residential Zones, and a 50 ft. buffer on the front setback, the phrase ' no deliveries using tractor trailers' be added to mylars, installation of 6ft tall stockade fence by June 1st, and closing the fence on the easement and by the road, also by June 1st.

Mr. Antis seconded.

Mr. Arnold asked whether the 50ft. buffer Mr. Jensen had mentioned was in the Code book and Mr. Jensen said that it is, but it can still be restated on the plan. He is to show a 50 ft. buffer, but it doesn't have to be planted, just not cleared. Mr. Bouchard pointed out that there will effectively be 100 ft. because of the way the property line and the Zone lines fall, and the easement.

Mr. Martin asked if they could give a deadline as to when the fence would be up, in case building took a while and since equipment will still be stored there. He would like to see the fence sooner and he wanted to discuss a good date with the applicant.

Mr. Pidgeon pointed out that he has to do the clearing first. Mr. Bartlett said he would do it when the ground thaws and Mr. Martin says he will come check at the date given. Mr. Arnold stated May 1st and Mr. Bartlett agreed. Mr. Martin stated that includes the drainage, the gravel, etc. need to be in place, and Mr. Pidgeon asked for June 1st.

Mr. Antis pointed out that if the building changes in size the applicant has to come back.

Roll call vote resulted as follows: Mr. Bouchard, Yes; Mr. Antis, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Jensen, Yes; Mr. Zimmerman, Yes. Motion carries 6-0.

Mr. Arnold motioned that the Chair and one other member sign the mylars when they become available and Mr. Bergman seconded. All in favor, no roll call. Mr. Martin reminded Mr. Pidgeon to bring 2 copies of the mylars.

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#2 Greenwood Estates
Preliminary Plat Review

Ethan Hall of Rucinsky-Hall architecture and Jim Greenwood, presenting.

Cul-de-sac made 1,000 ft. long. They had a DOH meeting and test pits were done. Determined that they will accept for testing one well on Redmond Road at Jim's personal residence, they asked for a well on Lot 16 for the draw tests.

Mr. Arnold asked whether he meant that there will be an actual well drilled and Mr. Hall said that it is, and that well will be one of the ones used on the properties.

DEC said there are no karner blue butterflies or other endangered species, and archaeology has not been received yet. They were supposed to have done a walkthrough by now and chosen test pits, if research shows anything of interest. They are still working on the final flows from the National Grid property, but drywells and test pits are done.

Kristen Darrah, surveyor: Working with National Grid to get documentation of meets and bounds, does not expect it to change but wants to match it with National Grid records.

Mr. Antis said that land had been traded with Finch, Pruyn but Ms. Darrah said that the mapping is just old.

Mr. Arnold thought that some of the lines were strange. Lots 14, 16 & 18 are under power lines. Mr. Hall said it's the way they set the poles. Mr. Arnold asked if they were going to straighten the lines and Ms. Darrah said that they are not. She is comfortable with what they have so far but wants to confirm.

Mr. Arnold asked if the lots were marginal in size and could not afford to lose property if it was wrong, and they are not. So it just has to be finished by the time the mylars are signed.

Mr. Zimmerman thanked Mr. Martin for the checklist he had created and Mr. Hall agreed that it was very helpful. He agrees with what Mr. Martin said was owed. The biggest one was the SWPPP.

Mr. Martin said that deed language and getting that to the Highway Dept. and the Town's attorney should be a priority because there is a bottleneck there. Mr. Arnold asked them to sight the house across the street and make sure lights don't shine into their windows when they place the road.

Kevin Hastings is the Civil Engineer and he has done the road profile and grading, etc.

Mr. Antis asked for an explanation of the lines on Lot 2 per the triangle at the back of Lot 3. Mr. Hall said nothing is intended to go back there, it's just to make the lot big enough for the Code. The narrowest part is 75 ft. Side yard setbacks are 15 ft. They have proper lot width at the building line and setback of 40 ft. on the front.

Mr. Antis asked whether the houses have to be where they are on the maps, or purchasers can move them. Mr. Hall said that if the buyer wanted to pay for additional driveways, clearing and utilities extensions, etc., they could.

Mr. Martin asked about the maintenance of the center of the cul-de-sac. A low maintenance landscape treatment might be good, so there should be a conversation with the highway department. There might be space for a tree or two to prevent weeds and maintenance issues.

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Mr. Bouchard asked about the portion of Lot 2 that parallels Redmond Rd. and asked whether it was a side or a front, it is a side. He asked about flag lots and they are considered side setbacks.

Mr. Zimmerman asked why DEC is involved. DEC is where they got the endangered species report. He asked why does it say DOT? Mr. Hall wasn't sure if Saratoga County would be involved here because it is off of Butler and Redmond, Board agreed that both are Town roads. It is more than 500 ft. from the river. If there is County Forest, the County will be involved.

Mr. Antis motioned for the Planning Board to take Lead Agency on Greenwood Estates subdivision. Second was Mr. Bouchard. Unanimously approved, no roll call. Involved agencies are DOH, DEC, SHiPO. Referrals to Saratoga County, Moreau Highway Superintendent, EMS and Fire.

Mr. Martin asked whether there is any other landscaping planned but none other than at the individual houses. So detail is requested just for the cul-de-sac.

On Lot 1, the driveway is 278 ft. long.

Mr. Hall asked how far they are from a public hearing and Mr. Martin thought it would be fair to set one now. Mr. Arnold asked about topography and it is very flat. They have to create topo to get the roads to drain. Motion to set a public hearing for Greenwood Estates on Feb 27th at 7:01 pm was made by Mr. Arnold and seconded by Mr. Antis. Motion passed unanimously with no roll call.

#3 Moreau Emergency Squad Site Plan Review

Ethan Hall, Rucinsky-Hall Architecture representing Moreau EMS. There were three outstanding items. They have been to the Zoning Board for a Variance related to parking, in December. A list of adjoining contaminated sites has been provided. It had come up automatically on the SEQR Form so he had to look into it, he provided a list of everything in the Town, and it is not near this. He will send the electronic link to Mr. Martin again. They received sign-off from SHiPO. Public hearing had been left open. Public hearing was closed at 8:33pm. EAF had been reviewed but it was 6 months ago so the Part II was recapped. Item 8 was outstanding, and was marked no at this time. Motion was made by Mr. Arnold to make a negative declaration on the Short Form EAF for Moreau Emergency Squad. Second by Roll call vote resulted as follows: Mr. Bouchard, Abstain; Mr. Antis, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Jensen, Yes; Mr. Zimmerman, Abstain. Motion carries 4-0-2.

Motion to grant site plan approval to Moreau EMS was made by Mr. Bergman and second by Mr. Antis. Roll call vote resulted as follows: Mr. Bouchard, Abstain; Mr. Antis, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Jensen, Yes; Mr. Zimmerman, Yes. Motion carries 5-0-1.

Mr. Arnold motioned that the Chair and one other member sign the mylars when they become available and Mr. Antis seconded. All in favor, no roll call.

#4 Habitat for Humanity Site Plan Review

A meeting of the Town of Moreau Planning Board was held on January 23, 2017 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York.

Lisa Newkirk, Atty. Kenny & Abbott, and Chris Longo, Engineer at Empire Engineering, presenting. 1373 Route 9, Habitat for Humanity Saratoga, Warren, Washington County Chapter. It is a 1.18 acre parcel with a 7620 sq ft building on it accessed from Route 9 between a Suzuki Dealership and Emerich tractor sales. It is zoned Commercial. Was a Jeep parts and accessories store and is vacant.

Applicant builds about 1 home per year and the last three were in South Glens Falls. This project is to generate revenue and build more homes. Building will remain mostly as-is. It will have a showroom, an office area, and storage in the second story. Habitat Offices and a store for donated furniture that has been restored. This is a model Habitat uses in many places. Three employees in management and bookkeeping, volunteers 10-15 a day part to full time.

Mr. Arnold asked for clarification on 10-15 volunteers on the site daily. Some of that will be going to people's homes to pick up items and bring them to the facility.

They would like to get Final Approval tonight to get tax-exempt status they have to close by March 1. The seller is eager to finish and they have a commitment letter to abide by which expires Feb. 24th. It is not complex and benefits the community. Mr. Arnold asked if they needed final approval, and Atty. Newkirk said that a conditional approval would be acceptable.

Mr. Arnold said the application is not complete and that all Commercial applications get a public hearing.

Mr. Longo reviewed the plans. They plan to do very little renovation. The front elevation is available.

They plan a sign on the front. ADA Code requires entrances to be ramped and widened, handicap parking spaces. Pavement is in decent condition, so just striping. Center 24 ft drive, parking in the back. There are quite a few loading areas. One is from what will be the front showroom, good for sold furniture leaving. The ones in the back go to where the furniture will be stored and restored. Habitat wants to not use a dumpster because people will dump other items, so they want cans that they will store inside back bays.

Mr. Antis asked if there would be larger kinds of refuse that will need to be disposed of, and Habitat will haul that offsite if needed but does not want an outdoor dumpster. Mr. Martin doesn't have a problem with that as long as it is out of sight. The back part is not accessible from the bay so there is adequate storage for that kind of waste. Mr. Martin says he prefers that as he has seen dumping at the Salvation Army and understands the situation they are trying to avoid.

Stormwater Management: It is infiltration in the back, culvert in the front that drains to the back. Sheet flow off the back.

Mr. Arnold asked if the leach field is under the pavement and it is. Cook's Septic has been maintaining the septic and use will be minimal. Mr. Martin clarified it may be a little above residential use but minimal and Mr. Cook said that office workers are rated less water use than a 1 bedroom house.

Statement from Cook's was requested.

Western boundary, survey line and another line, which is overhead utilities, just needed clarification.

Mr. Zimmerman asked about the number of parking spaces and Mr. Martin believes they have plenty, but he had questions about the flow of traffic. Atty. Newkirk said that no easements are planned. Cars can

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move from parcel to parcel, a space is left. Mr. Martin encourages that movement, but it is not formalized. Mr. Longo said it wasn't proposed to formalize it because it isn't necessary to make the circulation work.

Mr. Arnold asked about the 6 spaces between them and Emerich's, and he is concerned for customers, not employees. He asked that access between the two be allowed. They will take out two spaces there and place them elsewhere, probably in a gap on the other side of the property. This allows traffic to travel between sites without entering and exiting Route 9 again.

Mr. Bouchard looks at intensity of use. If there are 18 people on the property. 41 empty parking spaces seems too high. Mr. Arnold explained that it is in the Code. Mr. Zimmerman would tell them not to put spaces over the septic field. Mr. Bouchard doesn't want the ones on Route 9 because people crossing the lot are at risk. Mr. Arnold felt that since there were time constraints, it should be approved as is and allow them to go to ZBA later if they want fewer spaces. Mr. Longo said that they don't want to get rid of any at this time but may go later to reduce it.

Mr. Arnold asked about the sign, it is a proposed sign. Volunteers will do the greenery and the sign and things take longer when they use volunteers. They will come later for a permit. This is just a location. He was reminded that signs on the front of the building also need to be included in the permit.

Mr. Antis asked the size of the Chapter and Atty. was not sure.

Mr. Arnold asked what repurposing furniture entails. Atty. Newkirk said that they are picky about what they collect. They clean it, fix any upholstery. Mr. Arnold asked whether there would be any varnish stripping with caustic chemicals. This is not planned. Light fixtures, plumbing fixtures, faucets etc will also be available. This will be tax exempt.

Mr. Martin said the Board should not appear to be arbitrary about not having a public hearing. Mr. Longo said that conditional review of final approval would suit them. Mr. Martin said he would prefer to have the public hearing on the 27th of Feb. But they would have to get everything after that and before March 1 for the closing, which doesn't leave much time.

Mr. Martin said that he could provide a letter of compliance that might help with the lender while they wait for final approval. Atty. Newkirk said that it's the Community Loan Fund that is requiring it.

Gardner Congdon, present for his own appeal, asked whether it is possible to have another meeting in the same month. Mr. Arnold said that there might not be time for public notice. Mr. Martin said that there is time. The applicant has to pay the extra fees. The Board discussed the merits of having an extra meeting and Mr. Congdon pointed out that the Town should not hold back projects and should meet more often.

Mr. Antis proposed for the 13th for a Special Meeting for a public hearing and Mr. Arnold asked the purpose. He felt that the approval could be given in time for March 1. He asked whether, if they had reasonable assurance that it would be approved that day, could it be done under the normal schedule. He feels the Board should not set precedent because every applicant who is in a hurry will want an extra meeting. Mr. Congdon wanted the Board to start having bi-monthly meetings. Mr. Arnold said that they would be more flexible if they had made a mistake or had seen this plan more than once, but they had only been looking at it for 45 minutes.

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Mr. Longo said that they had no problem providing any of the materials that are outstanding in time for either possible meeting date. Atty. Newkirk said that she is agreeable to the regular meeting time.

Mr. Bouchard motioned to declare Lead Agency on this site plan and Mr. Bergman seconded. Motion passed unanimously with no roll call.

Referrals: Saratoga County.

Short Form EAF reviewed. Mr. Bergman motion to make a negative declaration regarding SEQR for Habitat for Humanity at Saratoga Road, and Mr. Arnold seconded. Roll call vote resulted as follows: Mr. Bouchard, Yes; Mr. Antis, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Jensen, No; Mr. Zimmerman, Yes. Motion carried 5-1.

Mr. Longo will look into whether there are floor drains in the building. Mr. Martin asked for a copy of their Phase I.

SEQR self-populated that there is archaeology, but since there is no disturbance planned, they do not have to check on that.

Mr. Arnold motioned to schedule a public hearing for Feb. 27th at 7:15 pm. Mr. Antis seconded. Motion passed unanimously with no roll call.

Mr. Zimmerman polled the Board for opinions on this project. Mr. Bouchard commented that he has no concerns above those mentioned. Mr. Antis wanted to make sure that drains and parking dealt with. Mr. Arnold said that it appears not just compliant, but a good use. Bergman said that as long as the checklist is completed, he has no concerns. Mr. Jensen is only concerned that the County approval get there, and come in time. Mr. Zimmerman also has no concerns.

#5 Congdon, Gardner

Sketch Plan Review

Kristen Darrah representing Mr. Congdon. Mr. Bouchard stated for the record that Mr. Congdon is his uncle. This is a subdivision of 100 acres on Selfridge Road. Mr. Martin pointed out that this is only here because it has already been subdivided in the last 7 years. It was subdivided in Sept 2016 when a 5-acre portion was taken off on the other side of the road. A single family home will be built. Mr. Martin pointed out that the applicant can ask for a waiver on the stages and ask for preliminary and final approvals at the same meeting, next month, since this is so simple.

Mr. Antis states that this is in an R-5, Agricultural Zone where the minimums are 5 acres, and Mr. Arnold confirmed it complies, and leaves 80 on the remaining parcel.

Mr. Congdon can subdivide the remaining parcel anytime he wants by coming before the Board.

Mr. Zimmerman asked why DOH is included, and that is just for the septic on the building permit, not for the subdivision. He asked for soils data, there is none.

Mr. Arnold asked what happens if they dig and find it was filled with in appropriate materials, and Mr. Martin thought that would come up at the time of building permit. Mr. Jensen said that the Board can't see underground so they have to assume there is nothing there, and Mr. Martin said that is why you have

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a footing inspection. Mr. Arnold thought that the fill might not be clean. Mr. Congdon insisted that it was clean. He also objected that Mr. Arnold said that there was a high water table there.

Mr. Congdon said he spent \$30,000 filling the site years ago. There is topsoil there now that the Town put there after they cleaned a ditch.

Mr. Arnold said that his question had been answered about the fill. Mr. Congdon said he is 6 ft. higher than the site that they think they have seen wetlands. Mr. Arnold just wanted to make sure that no one would get in trouble if there is fill that's not clean.

The Board asked Ms. Darrah for spot topos in the general area of the house & septic.

They asked her to add a mark for a 100 ft. setback from the wetlands, which are DEC delineated. Mr. Arnold would like to know the acreage of the filled area, and Mr. Congdon didn't think it was even an acre. He also brought in 3,000 yards of perc sand. The rocks on site are sorted out of the fill. It meets acreage requirements, width is plenty. The Board asked Ms. Darrah to show where the house could be put and have the required separation for septic and well.

Motion to waive the separation between preliminary and final review was made by Mr. Jensen. Second was by Mr. Antis. Motion passed unanimously with no roll call.

Mr. Bergman motioned to declare Lead Agency for SEQR and was seconded by Mr. Arnold. Motion passed unanimously with no roll call.

Motion to set public hearing for Gardner Congdon Subdivision on Selfridge Rd for 7:30pm on Feb. 27 was made by Mr. Antis and seconded by Mr. Bergman. Motion passed unanimously with no roll call.

The Board advised Ms. Darrah that Feb. 9th is the deadline for an application for final approval.

Mr. Congdon stated again that Planning Board meetings need to be more frequent in order to not hold back development in the Town.

Motion to adjourn was made at 10:10pm by Mr. Bouchard and seconded by Mr. Bergman. All in favor, motion carried with no roll call.

Respectfully Submitted,

Tricia S. Andrews