

A meeting of the Town of Moreau Planning Board was held on July 16, 2018 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York.

Present:

Ron Zimmerman	Chair
Jerry Bouchard	Planning Board Member
Reed Antis	Planning Board Member
John Arnold	Planning Board Member
Mike Shaver	Planning Board Member

Also present: Tricia Andrews, Recording Secretary

Not present: Erik Bergman & Peter Jensen, Planning Board Members; Jim Martin, Zoning Administrator

The meeting was called to order at 7:00pm. Minutes of the June 18, 2018 Planning Board minutes were reviewed and revised as follows:

p. 2118 7 lines from bottom DOT 'want' should say 'wants' to see the raw data; and on p. 2119 2nd pp from bottom after Mr. Antis' question: 3rd line Mr. Montayne explained the process.

Motion was made by Mr. Antis and seconded by Mr. Shaver to accept the June minutes as amended. All in favor, no roll call. Motion carries unanimously.

#1 Bacharach, Lora
North Country Paws for Obedience
Public Hearing
Site Plan Review

Since the June meeting, they will add the signature lines when the plan is approved and it has been updated. The Board had not seen the revised plans but Ms. Bacharach had another and the changes had been made. There was a note with the project description, which Mr. Zimmerman read into the record. 3000 sq ft, no phasing, hours of operation M-F 6-8 and Sat 9-3, Sundays by appointment. They plan no renovations just cleanup and painting, currently vacant. It has passed inspection for a C.O. Note was provided regarding waste being removed from the property.

No dogs overnight, no boarding, no day care, no kennels.

At least one space will be marked handicapped.

Chairman Zimmerman opened the public hearing at 7:08 p.m.

Mr. Antis asked at what volume they would max out if things went well. They only allow 8-10 dogs per class and could do 2 classes on the evening. 1 on 1 training lasts an hour. They plan to be in the building about 5 years. They do not plan to sell anything. If they recommend something they send customers to a pet store or online retailer.

Mr. Antis and Mr. Arnold encouraged the applicant to be clear about adding any future plans now.

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Ms. Capone stated that she would not approve any changes to the lease in the future.

Ms. Bacharach said that they don't plan to do anything else. Training care maxes at 6-8 and is in the provided business plan. The land isn't adequate for kenneling which they are not fans of anyway.

The public hearing was closed at 7:15 p.m.

The Short Form EAF was read into the record. Part 1: #14 Applicant had added /rural. Mr. Arnold asked for that to be removed as there is nothing rural about Route 9.

Part 2: All comments no/small impact.

Motion to make a negative declaration regarding SEQR for North Country Paws for Obedience was made by Mr. Arnold and seconded by Mr. Antis. Roll call vote resulted as follows: Mr. Bouchard, Yes; Mr. Antis, Yes; Mr. Arnold, Yes; Mr. Shaver, Yes; Chairman Zimmerman, Yes. 5-0 motion carries.

Mr. Arnold motioned to grant preliminary approval for North Country Paws for Obedience and Mr. Antis seconded. Roll call vote resulted as follows: Mr. Bouchard, Yes; Mr. Antis, Yes; Mr. Arnold, Yes; Mr. Shaver, Yes; Chairman Zimmerman, Yes. 5-0 motion carries.

Motion to waive the requirement for separation between preliminary and final approval was made by Mr. Arnold due to lack of controversy and the complete and orderly application, seconded by Mr. Antis.

Motion carries no roll call.

Chairman Zimmerman explained that plans must have all the notes that have been discussed in place before they are signed, because the completed plan is the enforcement tool.

Ms. Capone asked whether the plan had to have signature lines on it or not because Kathy in the office told her she didn't have to have those. She asked whether there was an internal document that the Board would provide that was different from the survey map they had been using for the drawings. Mr. Bouchard explained that they are one and the same. No mylars are expected in this case, but there does need to be a space on the plan for signatures.

Ms. Capone had brought a large map in to the office and was told she didn't need it. Mr. Bouchard explained that she only needs one final copy for the Town. Mr. Arnold directed her to bring what they have to Mr. Martin. Whatever Ms. Bacharach says she brought in to the Town has to line up with what was said tonight or they will be asked to update it.

Effectively they will have final approval tonight, they just need to see the map and make sure.

Mr. Bouchard motioned for final approval for North Country Paws for Obedience on the condition that the Zoning Administrator reviews the plan and finds signature lines for the Chairman and one other member, and that the hours of operation and statements regarding waste handling are on the map in agreement with conditions stated tonight. Mr. Antis seconded.

There was some discussion about whether the signature lines ought to be required. A handwritten line would be acceptable. Roll call vote resulted as follows: Mr. Bouchard, Yes; Mr. Antis, Yes; Mr. Arnold, Yes; Mr. Shaver, Yes; Chairman Zimmerman, Yes. 5-0 motion carries.

Motion that the Chairman and one other member sign the final drawing once presented to the Town was made by Mr. Bouchard and seconded by Mr. Shaver. All in favor, motion carried, no roll call.

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#2 Joseph Verdi/Sassone
Route 9
Discussion Re: Horse Farm

Tom Hutchins, Hutchins Engineering and Mr. Verdi is under contract on this piece of property. They would like to establish a stronger presence for the modular offices and storage business. Their headquarters is on the other side of Syracuse, and they own Versatile in Wilton. That also includes sheds, gazebos, horse trailers and other trailers. They didn't buy all of that, just the mobile office part. This is a C-1 Zone. They have met with the Zoning Administrator and this was determined to be an allowable use, but they don't yet have a written statement of that determination. They sell or rent equipment to businesses, builders and homeowners, and they would like to get feedback on their plan. They have submitted an application for Site Plan review, but not paid the fee. Mr. Antis told the applicant that the Board has nothing to say about whether it's an allowable use.

Mr. Hutchins said that the Zoning Administrator had said they should come have an informal discussion. Mr. Antis said they should pay the fee if they want to have Sketch Plan Review.

Mr. Hutchins asked if they would review it at the conceptual level without their going into a lot of detail, and the Board agreed that they would, but Mr. Arnold asked why they had not moved ahead with Site Plan.

Chairman Zimmerman asked whether there was a particular area of concern.

The Zoning Administrator had said they should ask for input.

The applicant was advised that sewer is not guaranteed to be coming through in that area.

Mr. Hutchins explained that there is also a boundary line issue that they are working to clear up.

Chairman Zimmerman explained that as it's been determined as an allowable use, they should pay their fees and bring their application up to date so that it can be reviewed at the next meeting. Mr. Bouchard asked for more details on the intensity of use, and Mr. Antis asked for information about the layout of the trailers and the possibility of a curb cut. Mr. Hutchins said that they would need a permit to improve the curb cut to handle the building traffic they expect.

Mr. Arnold asked how a 40ft. trailer is brought in on a 25ft curb cut.

Mr. Hutchins agreed that this is a challenge.

Mr. Verdi said that the DOT doesn't want wider curb cuts.

Chairman Zimmerman asked whether this is intended to be operated in addition to, or to replace the current site on Route 9, and Mr. Verdi said he would move out of that business, and not all of it would come because he doesn't sell the horse trailers, etc.

Mr. Arnold asked and the shaded area that represents conflict is under title search.

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They will run 4-5 trucks. Cleanup of returned sheds will be done inside the building. They serve all of New York State. They are already established in Rochester, Syracuse, Glenville, etc. and they like the workforce that came with the business they bought, and that is why they want to relocate in Moreau.

Motion to adjourn was made at 7:57 pm by Mr. Bouchard and seconded by Mr. Shaver. All in favor, motion carried with no roll call.

Respectfully Submitted,

Tricia S. Andrews