

A meeting of the Town of Moreau Planning Board was held on May 20, 2019 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York.

Ron Zimmerman	Planning Board Chair
John Arnold	Planning Board Member
Erik Bergman	Planning Board Member
Peter Jensen	Planning Board Member
Meredithe Mathias	Alternate Planning Board Member
Ann Purdue, Esq.	Alternate Planning Board Member

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

Not present: Reed Antis, Mike Shaver, Jerry Bouchard Planning Board Members

The meeting was called to order at 7:00 pm by Ron Zimmerman, Chair. The Board reviewed the minutes of the April 15, 2019 meeting. Mrs. Mathias had made a correction by email regarding her disclosure of relationship. Motion was made by Mrs. Mathias to accept the minutes as written, and was seconded by Ms. Purdue. All in favor, 3-0-2 and the motion carried with two abstentions. Mr. Arnold having arrived, he motioned for to approve the minutes as amended by Mrs. Mathias email, all in favor motion carried 4-0-2.

Saratoga Olive Oil
1341 Route 9
Public Hearing

Matt Steves of Vandusen and Steves presented.

Saratoga County found no impact. The entrance to the retail space was narrowed more than originally shown per DOT request. Drywell that was asked about is going in at the low point on the site and Tom Hutchins also looked at it for size.

Mr. Martin stated that the turn radiuses were templated and are adequate. The work permit for the driveway is usually a condition. There are separate entrances for retail customers vs. delivery trucks. The public hearing was opened at 7:06pm and had been advertised as required.

Mr. Arnold asked about the drywell. It is ponding there now. South of the loading dock area. Mr. Arnold just wanted to make sure that they were keeping water on site. The proposed one from the previous site plan was never added, but they are putting this one in, and they have not seen any runoff in that direction. Mr. Arnold commented that he liked the two driveways and thought it would look nice.

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Mr. Zimmerman asked for other concerns about the site and there was no public comment. The public hearing was closed at 7:10pm. Mr. Martin thought that for SEQR this would be the new Type II action, as an existing space with no new additions, and it would be exempt. Part I is complete.

Mrs. Mathias motioned to declare as Lead Agency a Type II action for Saratoga Olive Oil and Mr. Bergman seconded.

Roll call vote resulted as follows: Mrs. Mathias, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Ms. Purdue, Yes; Mr. Jensen, Yes; Mr. Zimmerman, Yes.

Mr. Martin noted that there were no remaining outstanding issues on this application.

Motion to grant final approval to Craig Braidwood for Saratoga Olive Oil was made by Mr. Bergman, seconded by Mr. Arnold. Roll call vote resulted as follows: Mrs. Mathias, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Ms. Purdue, Yes; Mr. Jensen, Yes; Mr. Zimmerman, Yes.

Mr. Bergman motioned that the Chair and one other member sign the mylars when they are presented and Ms. Purdue seconded. All in favor, motion carried with no roll call.

Schermerhorn Residential Holdings
60-66 Sisson Road
The Grove on Sisson Road
Public Hearing

This application was tabled last month. This is the first public hearing.

Mr. Joe Dannible of Environmental Design Partnership presented with Mr. Schermerhorn.

Concept and preliminary plans have already been reviewed. This is on Sisson Road north of Bluebird Road. It is UR Zoned and this is a permitted use.

The site has two entry points from Sisson Road. 4-unit buildings with garage spaces and two outdoor parking spaces per unit and a few extra, so there are more than the required parking spaces. Density computations would have allowed 139 units but they are only doing 100. Municipal water and sewer are available on Sisson Road.

Traffic study was reviewed by the Town's engineer and they found that no additional intersections would need to be reviewed.

Map was displayed showing areas that would and would not be disturbed. Laberge has received the stormwater plan and has responded with technical comments, which EDP has addressed and returned to them. No substantial changes are anticipated going forward.

These are similar to what is going on at Harrison Quarry nearby.

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Traffic anticipates 48 trips in am peak and 59 in pm peak, 35% north and 65% south. Level of service is A, which refers to less than 6 seconds delay and sight distances are appropriate. Some vegetation will be removed to facilitate that.

Emergency Services has received the plan but has not commented. Same with the school district.

Mr. Dannible asked that the public hearing be closed and preliminary or final review granted.

Staff notes indicated that on the Jan 25th meeting there were several items for follow up. Mr. Martin indicated that most of the items have been resolved, escrow was paid for traffic and SWPPP reviews.

Engineers have agreed with the applicants. He has not gotten an official final word from LaBerge about the SWPPP.

Lead Agency letter was sent out. DEC was the only agency that answered, with no problem. DOH, Town Board, Army Corps, DEC did not respond, which is not unusual.

Archaeologists are on site now finalizing test pits.

Mr. Martin had looked for a trail interconnect with their other project on Harrison Avenue. That has not been decided on yet.

No response was received from Glens Falls sewer with regard to capacity.

The public hearing was opened at 7:26pm, Mr. Zimmerman asked members of the public to identify themselves. Mr. Patrick Bowman of 80 Harrison Ave South Glens Falls stated that the Leonelli Apartments is an inactive site for over three years. DEC, Saratoga County and the Town have been there and it is non-complaint with the SWPPP. It is underwater right now, they were given 14 days and have not rectified it. The Board should look at one project at a time. 240 apartments and the site is underwater. His mother's basement is wet and has never been before, it is because of the site being neglected. The Town doesn't have a qualified building inspector. His mother has lived there since 1986, they can't even start there today, so why are they moving on another project. Be considerate of the residents. Mr. Schermerhorn has promised to get it resolved, and hasn't done anything.

Mr. Schermerhorn stated that this wasn't true. Army Corps and Town have been there and he is not in violation. He only closed on it 8 months ago. He promised a fence or whatever they wanted. The neighbor across the street is pumping water right out onto the main road. Mr. Schermerhorn hasn't done anything to affect the ground water. He is not in violation. They have not started yet because of the rain we have had. He is always very helpful with everything the neighbors have asked for.

Mr. Bowman said he had a letter from DEC & Blue McNeill (Conservation Officer) that told him he is in violation of his SWPPP. They have created a pond by pulling topsoil. They have standing soil there that isn't covered. He just wants this put on hold until the first one is handled.

Mr. Schermerhorn stated he had never seen any letters from these entities. He would like to see any letters.

Mr. Bowman thought that Mr. Dreimiller would be here. He asked Mr. Schermerhorn to execute the SWPPP. Mr. Martin said he would look into this in the morning, he knows Mr. Dreimiller has been to the site.

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Mr. Bowman mentioned a May 3 2019 meeting on site.

Mr. Jensen asked and all this is in regard to the Leonelli project on Harrison Ave and not on the project at hand.

Mr. Arnold asked whether Mr. Bowman thought that this project would affect the water issues, and Mr. Bowman said it would not.

Mr. Arnold encouraged Mr. Bowman to continue to pursue this with the Town and Mr. Schermerhorn, but that it wouldn't be addressed here tonight. Mr. Martin said that in general Mr. Schermerhorn is diligent and does his work. Mr. Schermerhorn stated that he likes to be a good neighbor.

Mr. Dreimiller is being trained and he brings in help if he needs it.

Mr. Joiner, 59 Sisson Road which is the first drive on Sisson after Bluebird, on the other side of the road, is concerned about property values. He doesn't mind traffic. He is concerned about the lane being right across from his house.

Mr. Martin said that if it were possible they would try not to have the driveway where lights would shine into his windows. On the drawing Mr. Joiner's house was above it.

Mr. Dannible said that they have pushed that access road as far south as possible because of houses/driveways across the road it is as far as they could go, they swung the road out.

Mr. Arnold stated that if the map was correct and most traffic turned right, there wouldn't be a problem with headlights. He asked whether the map was accurate and Mr. Dannible said it was, and the house across the street was accurately placed. There is a deep ravine there and they know that, and still intend to put that driveway there and not across from the house.

The northern driveway doesn't have any houses across from it.

Douglas Dickinson of 68 Sisson Road pointed out on the map where the neighbors' houses were, and disagreed with them all. Mr. Dannible showed that on the survey map it wasn't depicted. The aerial shows foliage, but the strip shown of the other side of the road is very narrow.

Mr. Arnold expressed concern about why they think there is a house across from the driveway on the north but it doesn't show. Looking at Google maps the Board could see that there is a house north of the driveway that should not be directly in the path of headlights.

Mr. Joiner property will get lights in the side yard.

Mr. Schermerhorn asked if he could add trees to screen.

Mr. Arnold asked and Mr. Dannible said that they can't get any further south as the power lines are there and they are already filling the ravine.

Mr. Jensen pointed out that the southern entrance is centered on an existing utility pole, and that helped Mr. Joiner understand where the road would be in relationship with his house. Mr. Arnold pointed out again that most traffic will go the other way.

Patty Coles lives with Mr. Joiner and is also concerned about property values. She asked if there is another project further up the road. That is just the other entrance. She asked if Mr. Schermerhorn were

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buying houses to get behind them and Mr. Zimmerman explained that the whole thing is behind existing homes. This was demonstrated on the screen.

Mr. Arnold asked and the first units are behind the brook, 500 ft from the road at the north and 400 ft on the south.

Mr. Dickinson expressed that kids are on his property all the time from the other housing development, garbage from that site ends up at his house. Mr. Arnold encouraged him to take action against the owners of the complex, and criminally against anyone who trespasses or lights fires. This isn't indicative of all apartment complexes. The Planning Board and other developers can't help with legal issues and compliance issues.

Mr. Schermerhorn agreed that he has had issues with the owners & residents of Sisson Reserve as well. Mr. Arnold wondered whether developing this property would decrease interest in trespassing to get to it, and Mr. Dickinson said he expects they will stay on his land and cause trouble there.

He asked about his property lines.

Mr. Dannible said that there is room along the road about 12 ft deep on each side, where there is water line. The road is 26 ft wide, there is 50 ft there but because of utilities he can't plant much. Can Mr. Dickinson plant there? It is already wooded. Mr. Dickinson is worried that his tall pine trees will get blown over because that has happened on the other side when that project went in. He is concerned about wind shear. Mr. Arnold stated he understood the concern but what could Mr. Schermerhorn do? Mr. Arnold is also concerned about the houses between the drives. Mr. Dickinson said there was no way possible.

Mr. Dickinson said that his house is 60 feet from the property line and the kitchen is behind the garage, and lights will shine in his kitchen window. Mr. Arnold wanted to explore what could be done.

Mr. Dickinson stated that water lines going in already resulted in him losing a blue spruce. He expressed concern about his property value as well. He has 2 1/3 acres.

Mr. Schermerhorn asked whether he should eliminate the second road. He has sprinklers, so he could. He could put in a turn-around instead. They can loop the water line. Mr. Arnold said he preferred splitting the traffic and having two drives. Mr. Schermerhorn said he could plant where there was space. Mr. Dickinson stated he was willing to work with Mr. Schermerhorn. Mr. Schermerhorn offered a fence, but expressed he didn't really like them.

Mr. Dickinson said that there is a 12-inch sewer main there that services the Industrial Park and Sisson Reserve. Mr. Arnold said they will show capacity with Glens Falls sewer before they are approved.

Ms. Coles asked whether they could get screening at the front of their property and Mr. Schermerhorn said he would look at that.

Mr. Zimmerman said these things would go on the landscaping plan that would be required for final site plan. Mr. Schermerhorn was happy to work with him.

Karen Hymes 2016 bought a house at 93 Sisson Road, and she is not happy with this. She's not convinced any trees they plant will be grown up to shield anything before the residents are dead. She

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bought there because it was rural and she doesn't want to live in the Village. The traffic this generates will lessen her quality of life and places to walk her dogs and her grandchildren.

Ms. Coles said she'd rather see fences and Mr. Arnold explained that fences taller than 4ft aren't allowed in front yards in the Town, and pointed out that 30 ft trees can be transplanted. So growth isn't an issue. This is for screening from headlights, not airplanes. They will use a conifer. This can be specified. Mr. Arnold pointed out that Sisson Road has been zoned for this use for 27 years. This isn't a change. Mr. Zimmerman explained that the Planning Board can look at whether it is allowed, the density (which is compliant), and public safety/traffic. They do not have power to prevent the development from happening.

Mr. Dannible reviewed the traffic study results for Mrs. Hymes.

Mr. Vince Sporry at 163 Fort Edward Road asked whether it takes into consideration other project approved but not yet built, and they do take those into account as well as general background growth anticipating further development. How far out they look depends on the project. This one recommended that offsite intersections didn't need to be looked at because the number of trips didn't indicate it.

Mr. Dickinson pointed out that the traffic will pass a school but that is not accurate.

Mrs. Hymes asked how many cars they expect per apartment and Mr. Dannible explained that it's trips and peak hours that are looked at.

Mrs. Hymes counted cars at Harrison Quarry at 10pm and there were 2-3 cars per driveway, and that adds 2-300 cars to Sisson Road. That's a fact, where his numbers are nebulous.

Mr. Zimmerman pointed out that there are definite numbers in the study, it is not nebulous.

Mr. Schermerhorn stated that it isn't a business where everyone leaves at the same time. It is spread over the day. You will rarely see two or three cars stacked up. The Town's engineer has looked at it and confirmed the numbers they found. Mrs. Hymes still feels this downgrades her quality of life.

Cathy Bennett of 50 Sisson Road was here last fall for a hearing about antennas on a water tower she was invited to. She doesn't know if everyone on Sisson Road knows there was a hearing here tonight. Why wasn't she invited to this one? She saw it in the newspaper.

Mr. Arnold explained the notice process, it is houses within 500 ft and that's why they didn't get anything. She is concerned about the septic, the water, the traffic and the hooligans. She was reassured to know about the notices. Mrs. Hymes isn't as concerned about hoodlums because these are nicer properties and he won't have those problems. She concerned about traffic as well as on Bluebird Road. There is no speed limit sign. Mr. Arnold said there is a 45mph speed limit even if there was no sign. That is the speed limit on Town Roads. The traffic study could have lowered the speed limit or suggested other modifications if a problem was identified. It wouldn't have prevented building. Mr. Arnold explained that there is an intersection near his home that has accidents frequently, even though he hardly ever sees a car there when he passes it. Neighbors corrected Mr. Arnold and said the speed limit posted and is 30 mph. Mr. Arnold said that if there is no sign and speeders are a problem they should go to the Town about it.

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Mrs. Bennett said a state trooper had told her speeders weren't their problem and Mr. Arnold said it is policed by the County Sheriff's office.

Mr. Sporry said that people cross that intersection without stopping and it's a dangerous situation. Traffic is worse than it has ever been, as is trash in his yard. As a lifetime tax payer he wants his concerns to be heard. He wants to live in the country and not rub elbows with his neighbors.

Mr. Zimmerman referred the public to the hearings about the Comprehensive Plan and Rezoning that is about to take place. People should speak up about that process in the coming months.

Mr. Sporry asked about the capacity issues that were raised at the previous meeting. Mr. Martin said it will be considered, but the information has not been received yet.

Brenda Bowman of Harrison Ave. asked what's the purpose of the studies if there is no time frame? Is there no time frame on doing something? Mr. Martin explained that usually Codes do have a time limit, maybe up to two years, but the current code in Moreau doesn't. Legislation to add one a few years ago wasn't enacted. She asks why people pay for studies and Mr. Martin explained that they do take approved projects into consideration but that this time frame issue will be changed when the Town is rezoned.

62 Sisson Road Clark Wildermuth said that the southern entrance will affect him. Will there be units on the lot? There will be no units on the street. The mail area and a couple parking spots will be there, most of the vegetation will be left, per Mr. Dannible. Mr. Posen asked how close to the back of his house. Mr. Dickinson told him it would be behind the brook, he would see it. Mr. Martin said the first building would be about 90 ft from the brook.

Ms. Coles asked about a house where she can't turn safely on Route 32 because of the bushes. Mr. Martin asked her to call him tomorrow morning and he would give her the contact name.

Mrs. Hymes asked the dollar value of the project. He thinks the town will assess it at 8-10 million dollars.

Mrs. Hymes said that the hallmark of the Town is single Family homes, and the value ballpark of all the single family homes in the neighborhood is 4-5 million and the Board is selling out their quality of life for 10 million.

Mr. Zimmerman explained again that this is an allowed use.

Mr. Arnold said that the real estate value of the project has never been a consideration in approving a Site Plan, it has never even been raised, he's never known the value of an apartment project before this.

Mr. Sporry asked about the 50 ft wide access road and if they can build on the property line. There is no setback for a paved private road. The Board does have authority to specify where one goes if there's an impact to be mitigated. Mr. Arnold said a building is different from a road. Mr. Sporry prefers a building over cars going by. Mr. Arnold agreed. He pointed out that people are invited to speak to the Town Board and they rarely do.

Mr. Sporry stated that there is no purpose for a public hearing. The public's concerns aren't being heard.

Mr. Arnold reminded the public that he could have built 149 units and he's only doing 100. They do try to remediate concerns of they can, while protecting both parties.

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Mrs. Hymes said this is a waste of time. Just because you can doesn't mean you should.

Mr. Zimmerman stated that Town Board meetings are on Tuesday nights. The moratorium that was brought up at Planning Board in January was not brought to the Town Board meeting.

Mr. Arnold explained that when the Leonelli subdivision went in he asked people to talk to the Town Board, and it didn't happen then either; maybe they wouldn't have this situation now.

Mr. Zimmerman pointed out that the Board has been very diligent to make sure that future development and approved developments are included in traffic studies.

Mr. Schermerhorn said that he had tweaked Leonelli down from where it was because it was approved for a high number of apartments.

So Mr. Zimmerman pointed out that his projects are conservative compared with what's allowed and he is considerate of the conditions. The Board also looks at those things and doesn't automatically allow what the code allows.

Mr. Dickinson asked about school taxes. He pays \$1700 a year. What is his share? Mr. Schermerhorn says he pays a lot of taxes, it helps the tax base when there are more people paying into it. But Mr. Dickinson said that the impact on the schools is costly.

Mr. Schermerhorn said that enrollment is flat. People aren't having as many kids. There aren't a lot of kids in his apartments, but the school superintendents have welcomed him.

Mr. Dickinson shared bus counts. Mrs. Mathias pointed out that there are a number of bus runs, different ages, special ed., etc. Mr. Arnold shared that there have been no concerns about too many students in the schools, not too long ago they were considering closing Moreau Elementary.

Mr. Arnold asked where buses would load, and Mr. Schermerhorn said that it's up to the bus superintendent. They do go into private roads sometimes. Mr. Arnold pointed out that this is exceptionally long walk with no sidewalk. They might need a sidewalk or a space. Mr. Schermerhorn said he does a 5 ft wing sometimes. A shelter was asked about. There isn't one proposed, but he could if there is a request. Mr. Schermerhorn said that the family who owns this land also has a right to make a profit from their investment, and people who bought near that vacant land should have been aware that it was a possibility. These are 3-bedroom units and they screen credit and background checks. He acts quickly when there are violations.

Mr. Dickinson expressed that the trees are deciduous and it will be ugly in the winter. Mr. Schermerhorn offered white pines and spruce.

Mr. Schermerhorn plans to build in the fall if sewer and water come in but it could be spring. Harrison Ave. he will start any time when it stops raining.

Mrs. Hymes asked if Town Board meetings were day or evening. They are in the evening, and the re-zoning is on the agenda in the next month or so.

Mrs. Hymes asked about the connecting walkway. The property does not connect to the school. Leonelli has a sidewalk. Mr. Bowman said the property was negotiable. There is wetland back there. That is not the reason it is a lower density, it is the type of property that sells.

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Mr. Dickinson asked whether the brook would be fenced in, and Mr. Schermerhorn said he would see after it was finished. Mrs. Hymes asked if Mr. Schermerhorn had done any research and Mr. Schermerhorn said he has 2% vacancy in his 2,000 units. The trend is away from houses. People can't afford homes currently. Starter homes are \$200,000.

His rents are \$1350 for fully applianced and basically maintenance free living with a garage.

Mr. Zimmerman asked for further concerns and there were none. The public hearing was closed at 9:12pm.

SHiPO has not come back yet. They are onsite now should file within 30 days.

Mr. Martin reviewed outstanding items.

Traffic is satisfied. EMS/Fire letter, school, landscaping plan esp. for driveway conifers, including across the street. Sewer capacity.

Mr. Zimmerman added letter from LaBerge on SWPPP confirming compliance.

Mr. Schermerhorn asked whether they wanted 5 ft wings, the Board deferred to the school for that. If the school wants to pick up at the road, they may have to do a shelter. If they are willing to go in, maybe a shelter.

Motion to table the review until the applicant is ready was made by Mr. Arnold, seconded by Mr. Jensen. All in favor, motion carries.

Keystone Fireworks Tent Sale
1315 Saratoga Road
Site Plan Review

Ed McMahon. They want to put up a tent. What do they have to do?

Mr. Martin explained that State law limits these to a few weeks in June and gone by July 6th. There wasn't much to put into staff notes. There is no permanent structure, it is just a matter of access and parking, and this is a huge lot.

The last time the Board looked at something like this it was Christmas trees, these guys have done this before and they know what they need for space.

The 3rd and 4th of July are the busiest. Before that, expects 3-4 cars at a time.

Mr. Martin said the Board could look at sight lines and turning radiuses. He doesn't think it's necessary to have a public hearing.

The Fire Marshall will inspect. These are highly regulated by the State.

This is at the intersection of Spier Falls. The applicant demonstrated on the map where cars would enter and leave. They can't park closer than 30 ft per State regulations.

They have not been on this location before.

Mr. Arnold asked for cars to all come in from Spier Falls Road to prevent people northbound crossing traffic turning left. Applicant offered a snow fence and in/out signage. The light has a left turn only.

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Mr. Zimmerman asked about the trailer on the photo. That is for storage of the goods. Backstock. Its location is up to the Fire Marshall. It has to be away from the tent. They are required to be staffed all night, awake. There will be a portajohn on site for staff and public.

Mr. Arnold asked about the sign, whether it was considered temporary. Sign panels are 3 x 5, 4, 10 and 4 x 6. Mr. Martin said that meets the Code.

Mr. Zimmerman asked and the legend shows storage unit but there's also a trailer? There is just the storage unit. A trailer comes in once for drop-off and on the 1st of July they will refill. They pick it up at the end.

Mr. Arnold asked for hours of operation and it will be 9 am til 8 or 9 at night. They have a generator to light at night to stay open til 11 on the 3rd, 4th, 5th.

Nothing is done to the site when they leave.

Mr. Zimmerman asked whether the Board wanted a public hearing and it would be in June 17th if they did.

Mr. Bergman motioned to waive the public hearing for Keystone Fireworks Tent Sale and Mrs. Mathias seconded. There are no residences in the vicinity. Mr. Jensen thought that the reason to waive should be added which is that this is temporary and has no significant impact. Roll call vote resulted as follows:” Mrs. Mathias, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Ms. Purdue, Yes; Mr. Jensen, Yes; Mr. Zimmerman, Yes.

Mr. Martin had found that this is a Type II action for SEQR as there is no permanent structure and no disturbance; it is exempt.

Mr. Jensen motioned to accept the Zoning Administrator's opinion that this is exempt, and Mr. Bergman seconded. All in favor, motion carries, no roll call.

Motion to approve Keystone Fireworks Tent Sale with access from Spier Falls Road, hours 9am-9pm until July 3rd- 9am-11pm, the site must be left clean, there will be regulated storage unit per fire service. Snow fence is required on the Route 9 side from the curb 100 feet. Applicant is to add all that to the map- tent, parking, generator, storage and turn that in to the Town. The target date to open is June. 27th. Mr. Martin said he would come on the 25th to inspect the site with all this done. This is separate from the Fire Company, and as the fire company is volunteer, the applicant should factor in time for that. Entrance should be as far up Spier Falls as they could get it. Mr. Arnold explained that it's heavily trafficked, so precautions are necessary. Mr. Martin asked when he could submit the new plan and Mr. McMahon said that he could do it in two days. Mr. Martin asked for it by Friday, May 24th.

Mr. Martin mentioned that a sign application will be required, \$25 fee.

Mrs. Mathias motioned to approve with the above conditions. Ms. Purdue seconded. Roll call vote resulted as follows: Mrs. Mathias, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Ms. Purdue, Yes; Mr. Jensen, Yes; Mr. Zimmerman, Yes.

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Motion that Chair and one other member sign the plan when completed was made by Mr. Bergman, seconded by Mr. Jensen. All in favor, no roll call.

P & M Enterprises
1296 Saratoga Road
Site Plan Review

Michael Seale representing.

This was an approved truck washing station that is in active development. Plans are being done now. It is an open field now with an existing house that is unoccupied.

Hours of operation 9am-9pm and 9am-11pm on the 3rd and 4th of July, 5th could be 9am-9pm probably 9am-6pm. State permit will be required. Fire Co. will inspect.

No portapotty is proposed as there is an operable bathroom in the house, and the person running the site will be staying there. They may put a portapotty there for convenience. This is not required.

They will take everything out at night and put it away. The container is there now. Mr. Seale owns the site.

Mr. Martin asked whether plan revisions could be turned in by Friday and have inspection on the 25th and Mr. Seale agreed. Signage, there is a pole they will use. He will do a sign permit. String lighting and floods on the corners inside. Power to the house, not a generator.

Access is as it is now, gravel. This end of the property is curbed. There is a drop, so this is the only spot. Parking area will be grass, behind the tent.

There is a drywell in place for the other use. Previous owner put them in where there were puddles.

Motion to waive the public hearing due to the temporary nature of the enterprise was made by Mrs. Mathias, seconded by Mr. Arnold. All in favor, motion carried, no roll call.

This is SEQR Type II, exempt. Motion to accept the Zoning Administrator's opinion was made by Mr. Jensen, seconded by Mr. Bergman. All in favor, motion carried, no roll call.

Mr. Seale was not sure the 25th will work, he may have to arrange to get the tent placed earlier than he has planned currently.

Conditions: show locations of containers on drawing, string and flood lights inside, sign permit, maintain grass, cleanup site, supply plan for Board to sign that will be inspected on June 25th. Set back 50 ft from road edge. Parking is unlimited, plenty of space. Fire permit/sign-off. New York State Fire Marshall does a separate inspection and they do random checks.

Motion to approve Site Plan for P & M Enterprises with the above conditions was made by Mrs. Mathias, seconded by Mr. Bergman.

Roll call vote resulted as follows: Mrs. Mathias, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Ms. Purdue, Yes; Mr. Jensen, Yes; Mr. Zimmerman, Yes.

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Motion that the Chair and one other member sign the drawing when completed was made by Mr. Bergman and seconded by Mr. Purdue.

Regarding the Comprehensive Plan, Mr. Martin hopes to be on the Town Board agenda to set a framework to start Zoning Code revisions so he will begin presenting draft sections for feedback before regular Board meetings. This will take longer and be more detailed than the Comprehensive Plan. A combined Planning/ZBA workshop and public hearing will happen again.

Basic districting will remain unchanged, boundary lines will stay basically intact. Definitions need work. Commercial Zone will still be adjusted to property lines at the edges. May involve hard choices. He is not reinventing the wheel, but there other communities which have dealt with similar issues that can inform choices.

The meeting was adjourned at 10:20 pm per motion by Mr. Bergman, and seconded by Mr. Arnold. All in favor, motion carried, no roll call.

Respectfully Submitted,

Tricia S. Andrews