

A meeting of the Town of Moreau Planning Board was held on June 17, 2019 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York.

John Arnold	Planning Board Member
Erik Bergman	Planning Board Member
Peter Jensen	Planning Board Member
Ann Purdue, Esq.	Alternate Planning Board Member
Reed Antis	Planning Board Member
Mike Shaver	Planning Board Member
Jerry Bouchard	Planning Board Member

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

Not present: Ron Zimmerman, Planning Board Chair

The meeting was called to order at 7:00 pm by John Arnold, Acting Chair. The Board reviewed the minutes of the May 20, 2019 meeting. No additions or corrections were requested. Motion was made by Ms. Purdue to accept the minutes as written and Mr. Bergman seconded. No discussion. All in favor, Mr. Shaver, Antis and Bouchard, abstaining motion carries 4-0-3.

Schermerhorn Residential Holdings
60-66 Sisson Road
The Grove on Sisson Road
Site Plan Review

Travis Mitchell, EDP, presenting. The Board is familiar with the project.

Since last month there were comments about the location of the entrance, so he presented photos of where that would be in relationship to the home there. Photos were presented of typical units from Harrison Quarry. Notes are on the plan in the package about the landscaping evergreens that were committed to along the entrance road, and across the street from the southern entrance for screening. Comments from the Fire Department were received and addressed and they have an email from them stating it was addressed acceptably. Letter from Laberge about stormwater. That has gone back and forth and some notes were crossed so there are a couple outstanding issues on that letter. They have drilled many test pits.

Mr. Martin asked whether they had heard from the school district, and stated that Jesse Fish, Water Superintendent indicating that they will strictly only use Mueller fittings, hydrants will be red, everything will be copper, anything over .75 must be 1 inch. Houses on the opposite side must be one inch copper.

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Mr. Mitchell said they had given the school district drawing is in the beginning of May, and not heard anything but they don't usually, the school seems to take it as information only.

Discussion with the Town Board about a sewer and water extension ended with the applicant being instructed to get this Site Plan approved before they discussed that.

Mr. Antis asked why they had evergreen in the north and deciduous evergreen mix on the south, and Mr. Mitchell thought it was the property owner's preference.

Mr. Arnold asked and the property across the street has an existing house on it.

Mr. Arnold asked and Mr. Schermerhorn isn't opposed to the addition of bus shed, but the school district hasn't asked for one or commented. They put wings on the road which will give kids a place to walk, but there are no sidewalks.

The Board reviewed SEQR. No questions on Part I. Part II, no or small impact noted.

Motion to make a negative declaration regarding SEQR was made by Mr. Bergman and seconded by Mr. Antis. Mr. Bouchard, Yes; Mr. Antis, Yes; Ms. Purdue, Yes; Mr. Bergman, Yes; Mr. Shaver, Yes; Mr. Jensen, Yes, Mr. Arnold, Yes.

Mr. Arnold asked whether the idea of an interconnect had been looked at and Mr. Mitchell replied that the wetlands prevent them from doing that.

A no impact letter was received from the County which also encouraged them to look at the interconnect.

Motion to grant approval Mr. Bergman, with final resulted as follows: Mr. Bouchard, Yes; Mr. Antis, Yes; Ms. Purdue, Yes; Mr. Bergman, Yes; Mr. Shaver, Yes; Mr. Jensen, Yes, Mr. Arnold, Yes.

Motion for the chair and one other member sign the mylars when they are ready was made by Mr. Bergman and seconded by Mr. Shaver. All in favor, motion carries.

Gary Stone
1349 Route 9
Site Plan Review

Purchased this facility about a year ago and is using it for truck storage. The Planning Board should have maps. Mr. Martin pointed out that this is here due to enforcement action and Mr. Stone has been very cooperative and responsive since he was contacted about it.

This is a change in use as it was Cut Rite Counters and now it is a truck depot with storage. They wanted to keep the trucks inside for security reasons.

Mr. Arnold asked whether the Change in Use requires a public hearing. Mr. Martin stated that on Route 9 for a permanent change, there is usually Site Plan review with a public hearing.

Mr. Shaver asked what is in the trucks and Mr. Stone says it is banking paperwork and if the truck is full, they have to keep it. Mr. Shaver asked whether a truck full of paper ought to be looked at by Fire.

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Mr. Stone said that there are sprinklers in the building and the trucks are sealed, there is no oxygen source for a fire. It is compacted under pressure. The paper is usually recycled before the end of the day. The bank has asked them to store the trucks inside.

There are 8 trucks inside. Occasionally one or two are outside if the driver doesn't get back. Some are tandem, some are singles.

The containers in the back are rollovers for construction debris. They are empty. Vehicles are not serviced in the building. They take them to Shaw across the street. They only check the oil and other fluids, put air in tires.

Mr. Martin asked about the monitoring wells on the northern property line. The property has been remediated. Bob Sears former owner was also present and stated that DEC signed off on the property. The secretary accessed old minutes and found that in June 2011, remediation was completed.

Mr. Arnold asked how many people are working in the office. Currently there are none, but it will probably be four. Ms. Purdue asked about the office trailer that is on site and it is not in use or intended for use.

The Board asked Mr. Stone to consider any potential uses in addition to what he is now doing because this plan that goes on file would limit him to what is listed there.

Ms. Purdue asked about physical improvements and Mr. Stone said they had added the garage doors.

Mr. Martin asked and there is no standing water in the gravel area.

Mr. Bouchard asked whether the parking spaces were marked and Mr. Stone said that they were on the original plans, so when he had it blacktopped, he had the lines painted on.

Mr. Arnold pointed out that spaces in the Town are required to be 10 by 20, not 9 by 18 as shown. If they are ever repainted in the future, they should be made wider.

The existing lighting is four lights.

There are three bathrooms on site. They will hook up to sewer when it comes, but they don't really need it.

Mr. Arnold asked whether there were drains in the building and Mr. Stone said there is one down the middle of the floor. As far as he knows it drains to a septic tank. The septic was pumped when they moved in. Mr. Arnold expressed concern that the drain should go to a place that cleans it. Mr. Sears said he doesn't know but it won't be hard to find out.

Mr. Arnold explained that there are concerns about waste oil, and that can't be put into the drains. They probably aren't going to do that, but they should still look for where it goes. Mr. Arnold was sure that the previous applicant hadn't told the Board he was putting that in. Mr. Stone said that since they didn't plan to use the drain, they could fill it in. The granite company used a lot of water and it probably went to a drywell.

The garage is not heated now but they plan to put heat in.

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Mr. Antis asked where melting snow would go if they close the drain. Currently they wash the trucks at the Saratoga location. Mr. Arnold didn't think it would amount to enough to worry about. Mr. Sears said that they can sweep snow/water out to the driveway if it became problem.

So while the drain would be nice for that, they may choose to fill it in if they don't want to research it.

Mr. Martin said they could add a separator and a baffle and maintain that, and still use the drain. That just has to be cleaned now and then. Mr. Hutchins can design that.

Mr. Shaver asked whether Codes require anything for a garage of this size, and it doesn't.

The Board recommended keeping the drain with a separator, but Mr. Stone can choose and add whatever he does to the plan.

Mr. Martin stated that he thinks this is a Type II action for SEQR.

Ms. Purdue pointed out that the plan shows 15 or 16 parking spaces but the calculation shows 34 are needed. They have space to add parking if needed, but as this isn't retail they will probably not need it.

Mr. Stone was asked to add notes to the plan about reserved parking spaces, show where the area is that would be used. Mr. Arnold said they could store containers on it until they need it, since the containers are mobile.

Mr. Bouchard asked about the northeast corner on Route 9 with a driveway, a handicapped space and two spaces against the building. But in the photo it looks like three spaces and the plan shows some sidewalk. Were they going to add a sidewalk? He can't tell on the photo how many spaces are there but it looks like three where the plan shows 2. Mr. Arnold said you just can't see the walkway in the photo.

Mr. Martin suggested in that area that it is constrained, and there is so much parking available there is no reason to cram 5 spaces into the corner, especially since one is handicapped parking. If those spaces were full, it would be tight. Mr. Stone said there is plenty of room to get by. Mr. Stone demonstrated a photo.

Mr. Martin asked him to put the handicapped space near the building so the driver wouldn't have to cross the driveway. Mr. Bergman looked on Google Earth, and there is no sidewalk or concrete walkway.

Mr. Stone should remove that from the plan as he doesn't intend to build one. Mr. Arnold showed it to Mr. Stone on the map.

Mr. Stone doesn't use the loading docks or the side door.

Mr. Bouchard asked and they are not doing any additional planting. The site is in good condition as it is.

Mr. Martin listed six revisions. The drains inside the building notes, has to be eliminated or have a separator added. Proper number of containers should be shown. Handicapped space should be moved.

Banked parking area should be delineated. Concrete sidewalk shown on plan should be removed. A letter from DEC should be provided showing that the remediation is complete. They should double check the number of paved parking spaces shown on the plan. If there is another it should be shown, if not, change number to 15. If they are 9 ft long, they should be 22 ft wide.

The Board discussed a public hearing, which is usually done on Route 9.

Mr. Martin asked Mr. Stone to come in in the morning with a plan they could mark up together.

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Mr. Bouchard said the plan should note there is no debris stored in the containers. Mr. Sears wanted to define what 'debris' is because they might put paper in there. Mr. Stone said they don't intend to store. Mr. Arnold suggested noting 'proposed *empty* container storage.' Mr. Bouchard asked for clarification whether they want to store in them or not since Mr. Sears had indicated they might not be empty. Mr. Stone said that they pick up full containers and take them to a transfer station. It might be stored overnight if they can't get to the transfer station. They won't roll it off. Mr. Shaver asked about storing full trucks inside overnight and Mr. Martin suggested sending notice to the Fire Dept. Mr. Stone pointed out that Casella is close by and must operate the same way. The concern is for endangering a firefighter when they don't know what is burning in there. Mr. Stone said again that a full roll-off won't be going into the garage. If it freezes, they chisel it out. So the Board decided they will stick with notifying the fire company of what is being done, and that is all. A sprinkler system will be added to the map if there is one, Mr. Stone is unsure.

Mr. Arnold asked if they want to remove the DEC monitor wells but Mr. Martin didn't think DEC would be willing for that to happen yet.

The building was built in the 50's or 60's. They know where the septic is. The tank and leach field are newer. It's visible. Mr. Antis asked if they have to be on the map. The map says approximate wastewater system. Mr. Martin thought that it was a functioning system with no concerns.

Mr. Arnold asked whether the Board wants to do a public hearing.

Mr. Martin asked whether the Board would like to agree with his determination that this is a Type II action, exempt from SEQR. Mr. Bergman motioned to declare Type II SEQR exempt from further assessment Mr. Bouchard seconded. No roll call.

Mr. Antis motioned to set public hearing from this July 15 7:01 Second Mr .Shaver. no discussion . No Roll call.

Mr. Stone asked whether that would be the end of it and Mr. Arnold said as long as he does what was asked of him, it will be.

The meeting was adjourned at 8:37 pm per motion by Mr. Bergman, and second by Mr. Bouchard. All in favor, motion carried, no roll call.

Under discussion Mr. Martin pointed out that there is a proposed moratorium on new multi-family housing construction and there will be a public hearing at the Town Board meeting on June 25th, as well as a moratorium on all solar development. Zoning review will start shortly for the revised Code.

Respectfully Submitted,

Tricia S. Andrews