

A meeting of the Town of Moreau Planning Board was held on July 20, 2020 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York and via Zoom.

Ron Zimmerman	Planning Board Chair
Jerry Bouchard	Planning Board Member
John Arnold	Planning Board Member
Erik Bergman	Planning Board Member
Mike Shaver	Planning Board Member
Peter Jensen	Planning Board Member
Ann Purdue	Alternate Planning Board Member

Absent: Alan Vantassel, Planning Board Member

Also present: Jim Martin, Zoning Administrator in person; Tricia Andrews, Recording Secretary via Zoom

The meeting was called to order at 7:19pm by Ron Zimmerman, Chair. Chairman Zimmerman stated that this meeting is in agreement with the Governor's March 13, 2020 order that suspends open meetings law as the public has been provided with the ability to join in online or by phone, notices have been posted on the door and bulletin board, website, Facebook page and newspapers. The Zoom meeting number is 82664065580.

The Board reviewed the minutes of the June 15, 2020 meeting. Note that on p.2281 2nd pp from bottom Atty. Buettner's advice 'now' should be 'not'. Motion to approve the minutes was made by Mr. Jensen and seconded by Mr. Bergman. All in favor, motion carried with no roll call, Ms. Purdue abstaining.

Stewart's Shops
Site Plan Review
Route 9 and Spier Falls Rd.

Chris Potter was present representing Stewart's. This was seen in May and there were some items outstanding.

Mr. Martin listed the outstanding items. Add a handicapped parking space, numbers on the side, widen the parking spaces to ten feet wide, even if it was lower number of spaces because the requires number of spaces was being re-calculated. Mr. Dreimiller was contacted about the septic and what they are doing is an allowable form. We asked for improved landscaping at the corner, they have expanded what they plan to do there. Traffic study has begun but a written report has not been received yet. It was paid for by Stewart's and will be forwarded as soon as it is available. Soil testing was provided. There has been dialog with their engineer about the SWPPP.

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Based on DOT comments and Creighton- Manning traffic study, they removed the high flow diesel canopy on the side, traffic was restricted on Spier Falls and it wasn't as inviting. They were told to have only one driveway on Spier Falls Road, which is full access. The one on Route 9 will also be full access. DOT concerns have been adequately addressed, they will finalize the details and get a highway work permit. In place of the diesel, a patio was placed on that side with picnic tables that will be appealing to people from the health center. Some light poles and some curbing and landscaping were in the right of way, those have been shifted. Mr. Martin asked if they had sign-off from the County, he has not heard back from the County yet. They are working with NY Power Authority to add electric car charging stations, they chose this site and they propose 4-5 parking spots for charging stations. They are hoping the timing works out for them to be constructed as part of the project, but it might not.

Mr. Zimmerman asked which spots they might use for those, and it is shown along the Route 9 driveway left hand side on Map S-02. It shows 5 spots but may be 4. Mr. Zimmerman asked and they will be paved, they are shown over what will be green space until they are built.

There were comments about handicapped parking at both entrances, so they have shifted some of the parking. They got 9'11.5 inches and 9'3" on the Spier Falls Road front.

56K temp light, Hudson Headwaters has a 40K and Stewart's changed theirs so they match. The foot lighting should be pretty consistent. Plantings added for streetscape.

They have been in contact with Laberge over their stormwater, they have made adjustments per their input.

The process of removing the old gas tanks has been completed, they did do post-excavation tests and were within limits to be allowed to backfill so that has been done. There is still a possibility that they will find more contamination when they dig more.

Mr. Shaver asked whether the landscaping would interfere with snow removal around the fire hydrant. He recommended talking to the Highway Department about that. Mr. Potter agreed they could shift that 5 feet or so if needed.

Mr. Zimmerman asked whether they had recalculated the required number of parking spaces. Mr. Potter stated that the Code specifically says gross floor area, so they did not change the number but they have 38 now and 40 are required. Spaces underneath the canopies do count and those are ten spaces.

They have four spaces in the back for employees and would rather not lose any that are by the building.

Mr. Martin stated that practically speaking there is no need for parking for floor space where customers can't go.

Mr. Zimmerman stated he counted 45, not including the electric charging stations.

Mr. Bouchard brought up the size of the parking spaces. They are required to be 200 sq ft. This is usually 10x20. Mr. Potter wasn't sure whether these were 200 sq. ft. Mr. Martin stated that 18-21 and the electric charging stations looked like they might not be. He suggested widening the curb side and adding one, and removing one from the electric stations to get more.

Mr. Bouchard stated that 200 sq ft is the only requirement in the Code, not the dimensions.

The Board stated that they thought the plans looked much better.

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Mr. Bouchard motioned to schedule a public hearing for 7:01pm on August 17th. Mr. Shaver seconded. All in favor, motion carried, no roll call.

Mr. Potter was invited to ask questions.

Mr. Martin reviewed the outstanding items and asked for a clean letter from Laberge regarding the few changes they had asked for. The submission deadline is August 3rd.

Ms. Purdue asked for a sign-off letter from the DEC, and Mr. Potter stated they probably won't get in it until they are completely finished, but he will check with the geologist about it before the next meeting.

Mr. Bouchard asked if the Board agreed they would rather have good sized parking spots than have 40 of them. Mr. Martin agreed but also pointed out that there is room in back for more. He stated the concern is 10 ft width. Mr. Bouchard stated he would not like to revisit that on the 17th; Mr. Arnold stated that he's not sure that the Board should apply their Zoning to the electric parking spaces, but Mr. Martin thought anyone could park there. Mr. Potter stated they would be marked electric only. Mr. Arnold felt 9'3" is way too narrow.

Mr. Martin reminded the applicant that they need to provide plans for signature when all is said and done.

Jensen motioned to adjourn at 7:42pm and Mr. Bergman seconded. All in favor, motion carried with no roll call.

Respectfully Submitted,

Tricia S. Andrews