

A meeting of the Planning Board for the Town of Moreau, Saratoga County, State of New York was held at the Moreau Town Hall, 351 Reynolds Road, Moreau, NY 12828 on the 24th day of January 2022 at 7:00 pm.

Town of Moreau  
Planning Board Meeting  
Monday, January 24, 2022

**Planning Board Members Present**

John Arnold	Planning Board Member
Gerald Bouchard	Planning Board Member
Meredithe Mathias	Planning Board Member
Ann Purdue	Planning Board Member
Mike Shaver	Planning Board Member
Erik Bergman	Planning Board Member

Mr. Bouchard, Mr. Bergan and Ms. Purdue are attending the meeting via zoom

**Also, present**

Jim Martin	Zoning Administrator
Joe Dannible	Consultant with EDP representing Hoffman's Carwash
Alana Moran	VHB PE Consultant for Hoffman's Carwash
Marty Andrews	Development for Hoffman's Carwash
Lance Hill	Resident of the Town of Moreau
Don Pidgeon	Representing applicant Harrison Avenue Self Storage Units
Matt Steves	representing applicant Cerrone Builders LLC
Chris Patton	Applicant for Blake's Way Subdivision
George Yasenchak	Engineer for applicant Patten Property Development LLC

The meeting was called to order at 7:01pm by Chairperson Arnold

**Approval of Minutes**

The minutes from the Special Planning Board meeting of January 12, 2022 were prepared and presented to the Planning Board in advance of the meeting for their review, comment, correction and approval.

**Chairperson Arnold** identified there are several typos and mis phrasing that will need correction. He feels corrections should be collected, sent to the secretary and the minutes for the next regular meeting.

**Mrs. Mathias** agrees with Mr. Arnold.

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**Mrs. Mathias** motions to table the approval of the special Planning Board minutes until corrections are made for review next meeting.

Mr. Shaver seconds the motion.

**A motion was made to table the approval of the special Planning Board minutes until corrections are made for review next meeting and seconded by Mr. Shaver.**

**Mr. Arnold** asks the Board if all those in favor say Aye.

Results are as followed:

John Arnold	Aye
Gerald Bouchard	Aye
Meredithe Mathias	Aye
Ann Purdue	Aye
Mike Shaver	Aye
Erik Bergman	Aye

### **#1 Hoffman's Carwash**

#### **Hoffman Development Corp**

**1387 Route 9 South Glens Falls NY**

#### **Preliminary Review**

Joe Dannible of EDP is representing the applicant at tonight's meeting.

Project Description: Construction of 6,400 sq. ft. carwash building on 1.65 acres. Project includes three queuing lanes, a single full access driveway on Route 9, site utilities include public sewer and water and on-site stormwater management

**Mr. Dannible** states they were in front of the Board last in December, says last meeting there were comments from the Board about traffic, there was delay in response from the Town's engineer Creighton Manning. He confirms there has been correspondence with Alana Moran from VHB and Creighton Manning pertaining to the traffic study. He turns the discussion over to Ms. Moran to elaborate.

**Ms. Moran** introduces herself and explains they have been coordinating with DOT and Creighton Manning the Town's review engineer in regard to traffic for the proposed project.

Mr. Martin hands a letter from Creighton Manning that includes additional questions in response to the correspondence between VHB and Creighton Manning.

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**Ms. Moran** explains she was on the phone with Creighton Manning that day talking through some of the questions in the letter. She describes the request from Creighton Manning to provide a sidewalk along the project frontage, she states that has been added to the proposed site plan, which would be on the owner's property not the Town right of way.

**Mr. Dannible** confirms the sidewalk placement is on the owner's property.

**Ms. Moran** continues with the additional comments from Creighton Manning, trip generation at the site, Covid conditions, and further analysis in regard to peak hours.

**Chairperson Arnold** asks what the cycle count is on the carwash, how long does it take a car to go through the washing process.

**Mr. Andrews** explains its about 2 minutes.

**Mr. Shaver** asks what the car capacity is on site, all the way around the facility building, is there plenty of room.

**Mr. Dannible** explains through the stacking lanes and not including the car wash, it's about 37 vehicle, he confirms there is plenty of room.

**Chairperson Arnold** asks where DOT's right of way is.

**Ms. Moran** states it's at the front of the sidewalk. With the sidewalks on private property as opposed to public property, an easement is needed for public usage. She has spoken with DOT who have told her they agree with the findings on trip generation and trip distribution, they are in the process of receiving a final letter of approval.

**Chairperson Arnold** ask the Board if there is anything else they would like to ask the applicant.

**Mr. Dannible** says the applicant is looking to move the project forward and obtain approval if the Board deems appropriate so they can continue with the outside agencies and prepare for construction spring into summer.

**Ms. Mathias** asks if there is a public hearing.

**Mr. Martin** confirms its tonight, properly noticed and published.

**Ms. Purdue** has questions regarding, Creighton Manning's comments which raise concerns which should be considered. Creighton Manning's comments that the layout should not preclude future improvements. She asks how the site would be reconfigured so that future improvements can be made. The other comment for concern is the entryway onto the site, she suggests the applicant flip the east end to the west end and rotate the configuration and move

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the access road. She thinks addressing the layout question would be important, and adds the South Glens Falls Fire Department has not given feedback from review for this site plan yet.

**Mr. Dannible** responds that they would not anticipate any changes to their closest eastern edge of pavement, with improvements DOT would have to do substantial widening in order to get close to the site. He does see that the side road would need to be located further into the site and any stormwater carry occurring between the sidewalks and the property would shrink and DOT would accommodate the loss of stormwater plan as they redevelop Route 9. From a layout standpoint he does not see any changes. He explains DOT will have to include a new stormwater plan for all new impervious area they create.

**Chairperson Arnold** ask where DOT would locate their future stormwater plan.

**Mr. Dannible** says their project would perhaps be miles long, involving multiple properties which could have a series of catch basins.

**Chairperson Arnold** addresses the Creighton Manning comment to construct the entrance further down Route 9, essentially rotating the configuration.

**Ms. Purdue** explains the entrance would be where employee parking is where they would drive eat and then into the building and carwash.

**Mr. Dannible** states that it would affect the stacking lanes and cause less volume and potentially more issues with flow entering and exiting the facility. Stacking will be minimized, possibly cut in half.

**Chairperson Arnold** states there are ground rules for the public hearing, if anyone wishes to speak please state their name for the record so the minutes can reflect their comments, there will be a sense of decorum maintained at all times.

**Chairperson Arnold** opens the public hearing and asks if there is anyone who wishes to speak for or against Hoffman's Carwash on Route 9.

**Mr. Hillman** introduces himself as Lance Hillman, states he is across the street. He welcomes the Hoffman's to South Glens Falls. States he thinks is will be a good improvement to the area, the business is run well, and he is all for it.

**Mr. Martin** states he doesn't see anyone online who is indicating they would like to speak.

**Chairperson Arnold** asks the Board if they have any other questions or comments.

**Ms. Purdue** has a few questions, she believes there were a few items left open that the board might need to address. There was supposed to be a review done by the Water Superintendent, the staff notes indicated that on the maps it should be shown a method of connection involving the sewer. She also mentions there is a SWPPP review, LaBerge provided a letter which she

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hasn't seen a response from Hoffman's on the comments yet. She also address the EAF form in regard to the storage of chemicals, her question is whether or not the site will have any storage of chemicals over 185 gallons or more above ground or any storage of chemicals below ground.

**Mr. Martin** states the review by the Water Superintendent is underway, he believes the plans were delivered for review.

**Mr. Dannible** states they are providing connections to the public sewer that are shown on the utility plan. Currently the sewer is not installed for this site, it is their intention to connect to what they believe is going to be a force main and that can be detailed out further once the force main is actually installed on the property. They can add a note to the plans for now indicating the intention involving the method of connect to the sewer. He confirmed they have provided a response to LaBerge but has not heard back. He is certain a full EAF was provided and has spoken with the owners of the property and there are no chemicals stored onsite that involves Dec permitting review or approval.

**Ms. Purdue** states she doesn't understand the response, she clarifies that the product the applicant will use to wash a car is a chemical, Does that exceed 185 gallons above ground. She also asks if the operation involves the use, storage or disposable of hazardous waste.

**Mr. Dannible** response that the volume of detergent stored on site does not exceed any DEC threshold any require permitting. It does not exceed 185 gallons above ground. He also states there is not hazardous waste used, stored or disposed of on the site.

**Mr. Shaver** makes a motion to close the public hearing for Hoffman's Carwash.

**Mrs. Mathias** seconds the motion.

**Chairperson Arnold** asks for a roll call.

Roll call is as followed:

<b>John Arnold</b>	<b>Yes</b>
<b>Gerald Bouchard</b>	<b>Yes</b>
<b>Meredithe Mathias</b>	<b>Yes</b>
<b>Ann Purdue</b>	<b>Yes</b>
<b>Mike Shaver</b>	<b>Yes</b>
<b>Erik Bergman</b>	<b>Yes</b>

All in favor, none opposed, motion carries.

**A motion was made by Mr. Shaver to close the public hearing for Hoffman's Carwash and seconded by Mrs. Mathias.**

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**Chairperson Arnold** clarifies they need to go through SEQR for this applicant

**Mr. Martin** confirms.

The Board goes through the EAF Part I with applicant Hoffman's Carwash.

**Ms. Purdue** refers to page 2 item 8a – traffic. She states Creighton Manning should weigh in and clarify what they mean about this added impact. She is specifically concerning about the traffic increase on Route 9 in front of the site.

**Ms. Moran** explains the traffic on route 9 is between 1,000 – 1,900 vehicles during peak hours, this facility will only add 40-80.

**Mr. Martin** asks what the width of the grass area in front of the project right now.

**Mr. Dannible** replies 20-30ish feet to the edge of pavement from the property line.

**Mr. Martin** explains if there was a need to have an entire lane width all on this side of the road there is still accommodation within the grass area.

**Chairperson Arnold** states that Ms. Purdue's concerns are notes and asks if the Board has any other questions or concerns on pages 1-3.

The Board completes Short Part I of the EAF for Hoffman's Carwash and moves on to Short Part II of the Environmental Assessment Form

5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway.

**Ms. Purdue** believes this should be conditioned on the resolution of Creighton Manning's comments. She says the impact could be moderate to large depending on how the trip generation and peak hour operation are resolved. She is concerned about traffic getting backed up on I 197 and Route 9.

**Mr. Shaver** states he thinks the traffic has been addressed, they have established that about 45 cars could potentially be onsite at one time, so he doesn't see how this will cause a traffic back up.

**Mr. Martin** asks Ms. Moran if she could walk the Board briefly through the impact to the intersection that was studied.

**Chairperson Arnold** wants clarification on who decides or what decides whether a left-hand turn lane needs to be constructed to guide traffic into this facility.

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**Mr. Martin** explains the determination on a new turn lane is decided based on the grade a traffic intersection has in regard to levels of service. DOT looks at the same data that the applicant's consultant does and makes their own determination, based off that DOT makes a final decision on whether a turn lane is needed.

**Ms. Moran** explains the analysis on the intersection is showing at overall level of service B during the build with an overall level C once the traffic light is turned on due to the light delay. Their perspective is a preference of getting the left turning traffic out of the way for access to the site, she would also like to note that on Creighton Manning's review of the evaluation they noted that the methodology used to calculate intersection operations is consistent with industry standards. She also states the site would need 60 vehicles to be onsite for it to back up onto the road.

**Chairperson Arnold** reads question 5 again and asks the Board if they have an agreement on whether it's a no, to small impact or a moderate to large impact so they can move on to

**Mrs. Mathias** says no to small impact.

**Mr. Shaver** says no.

**Mr. Bergman** says no to small.

**Mr. Bouchard** says no to small, but his preference is to have a left turn lane. He personally uses that intersection a lot and would see the impact of it.

**Ms. Purdue** states she feels it still might be moderate to large.

Mr. Arnold continues reading the remaining questions on the Short EAF Part II and the Board completes the Short EAF Part II for Hoffman's Carwash.

The Board moves onto Short EAF Part III Determination of Significance

**Mr. Bergman** makes a motion for a negative declaration on the Hoffman's Carwash EAF.

**Mrs. Mathias** seconds the motion.

**Ms. Purdue** requests the Board makes the negative declaration subject to conditions for NYDOT approval and resolution of Creighton Manning's issues.

**Mr. Bergman** states he thinks that can be done on the site plan approval.

**Ms. Purdue** agrees.

**Chairperson Arnold** asks for a roll call.

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Roll call is as followed:

<b>John Arnold</b>	<b>Yes</b>
<b>Gerald Bouchard</b>	<b>Yes</b>
<b>Meredithe Mathias</b>	<b>Yes</b>
<b>Ann Purdue</b>	<b>Yes</b>
<b>Mike Shaver</b>	<b>Yes</b>
<b>Erik Bergman</b>	<b>Yes</b>

All in favor, none opposed, motion carries.

**A motion was made by Mr. Bergman to declare a negative declaration on the EAF for Hoffman's Carwash and seconded by Mrs. Mathias.**

Chairperson Arnold asks the Board if they would like to do anything else.

**Mrs. Mathias** makes a motion to approve Hoffman's Carwash with conditions for resolution of Creighton manning issues, DOT approval letter, final review of the SWPPP, Town of Moreau Water and Sewer Department approval.

**Mr. Martin** informs the Board there will be a pre-construction meeting before any work is to begin.

**Ms. Purdue** asks if this is subject to preliminary approval and final approval if these other conditions aren't satisfied.

**Mr. Martin** explains that depends on how the Board structures their motion, it can be preliminary approval with conditions or final approval with conditions.

**Ms. Purdue** says she prefers it be preliminary approval.

**Mrs. Mathias** suggests the Board makes it a condition to satisfy all conditions prior to filling out a building permit.

**Mr. Martin** explains the usual procedure is the conditions are met prior to signature of the final plans. If mylars don't get signs no one moves forward.

**Ms. Purdue** adds the South Glens Falls Fire Department review to the conditions to be satisfied prior to final approval motion.

**Chairperson Arnold** clarifies the motion at the moment if for final conditional approval. He asks if there is a second on this motion.



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**Mr. Bouchard** seconds the motion.

**Chairperson Arnold** states with this motion the mylars do not get signed until all conditions are met.

**Mr. Martin** confirms and states that you don't execute approval until the mylars are signed. He also asks that as the conditions are met the date gets added to the site plan so when the members sign the mylar they know the condition has been met.

**Chairperson Arnold** ask for a roll call for the motion.

Roll call is as followed:

<b>John Arnold</b>	<b>Yes</b>
<b>Gerald Bouchard</b>	<b>Yes</b>
<b>Meredithe Mathias</b>	<b>Yes</b>
<b>Ann Purdue</b>	<b>No</b>
<b>Mike Shaver</b>	<b>Yes</b>
<b>Erik Bergman</b>	<b>Yes</b>

Five in favor, one opposed, motion carries.

**Chairperson Arnold** asks the Board if there is a motion for signing the Mylars.

Mr. Bergman makes a motion for the Chairman and one other Board member sign the Mylars upon meeting of the conditions.

Mr. Shaver seconds the motion.

Chairperson Arnold ask the Board if all in favor say Aye

Results as followed:

<b>John Arnold</b>	<b>Aye</b>
<b>Gerald Bouchard</b>	<b>Aye</b>
<b>Meredithe Mathias</b>	<b>Aye</b>
<b>Mike Shaver</b>	<b>Aye</b>
<b>Erik Bergman</b>	<b>Aye</b>

**Ms. Purdue** abstains from motion

5 in favor, none opposed, 1 abstention motion carries.

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**A motion was made for the Chairman and one-member f the Planning Board sign the Mylars for Hoffman's Carwash once the conditions have been satisfied.**

The Board dismisses the applicant

## **#2 Harrison Avenue All Purpose Self Storage**

**Patriot Holdings LLC**

**138 Harrison Avenue, South Glens Falls NY, 12803**

### **Preliminary Review SEQR**

Donald Pidgeon is representing the applicant in front of the Board tonight. The project is proposing an expansion of the site, the applicant proposes 7 storage buildings.

**Mr. Pidgeon** explains he is front of the board with the fulfilled items requested by the Planning Board at the previous meeting. He has included silt fencing on the maps to keep sediment from falling over, a note on the plans detailing there will be no further development of the site after this work, he added an elevation spot to note the site drops towards the back and added gates, he informs the Board there are two gate on either side of the site and one in the rear.

**Mr. Martin** informs the Board that the applicant also submitted a SEQR form, and it was also previously determined by the Board that a public hearing was not necessary since it was a continuation of the use on the site. He also says Matt Dreimiller has reviewed the sediment and erosion plan and says it is sufficient with the expansion.

**Mrs. Mathias** asks the applicant to make sure the silt fence is taken down after the work ends..

**Mr. Pidgeon** states he has corresponded that information to his client and the applicant will make sure that is taken care of.

**Chairperson Arnold** asks if the Board has any questions or corrections regarding the SEQR form Part I of the Short Environmental Assessment for the Harrison Ave Storage Units.

**Ms. Purdue** states she is fine with it.

**Mr. Bouchard** says he has no comments.

**Chairperson Arnold** moves in SEQR Part II, he asks the Board to participate and make a decision of either no to small impact or moderate to large impact.

Part II of the SEQR sort form where all answered no to small impact by the Planning Board.

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**Chairperson Arnold** asks the Board if anyone would like to make a motion.

**Mr. Bouchard** makes a motion to declare a negative declaration for the SEQR on Harrison Avenue All Purpose Self Storage Units.

**Ms. Purdue** seconds the motion.

**Chairperson Arnold** asks for a roll call

Roll call is as followed:

<b>John Arnold</b>	<b>Yes</b>
<b>Gerald Bouchard</b>	<b>Yes</b>
<b>Meredithe Mathias</b>	<b>Yes</b>
<b>Ann Purdue</b>	<b>Yes</b>
<b>Mike Shaver</b>	<b>Yes</b>
<b>Erik Bergman</b>	<b>Yes</b>

All in favor, none opposed, motion carries.

**A motion was made by Mr. Bouchard to declare a negative declaration on the SEQR short form for Harrison Avenue All Purpose Self Storage Units and seconded by Ms. Purdue.**

**Chairperson Arnold** asks the Board if there is anything else they would like to do regarding the applicant.

**Mrs. Mathias** makes a motions to approve Harrison Avenue All Purpose Self Storage Units.

**Mr. Bergman** seconds the motion.

**Chairperson Arnold** asks for a roll call

Roll call is as followed:

<b>John Arnold</b>	<b>Yes</b>
<b>Gerald Bouchard</b>	<b>Yes</b>
<b>Meredithe Mathias</b>	<b>Yes</b>
<b>Ann Purdue</b>	<b>Yes</b>
<b>Mike Shaver</b>	<b>Yes</b>
<b>Erik Bergman</b>	<b>Yes</b>

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All in favor, none opposed, motion carries.

**A motion was made by Mrs. Mathias to approve of the site plan for Harrison Avenue All Purpose Self Storage and seconded by Mr. Bergman.**

**Mr. Bouchard** makes a motion for the Chairperson and one Board member to sign to mylars for Harrison Avenue All Purpose Self Storage Units.

**Mrs. Mathias** seconded the motion.

**Chairperson Arnold** ask the Board if all in favor say Aye

Results as followed:

<b>John Arnold</b>	<b>Aye</b>
<b>Gerald Bouchard</b>	<b>Aye</b>
<b>Meredithe Mathias</b>	<b>Aye</b>
<b>Mike Shaver</b>	<b>Aye</b>
<b>Erik Bergman</b>	<b>Aye</b>
<b>Ann Purdue</b>	<b>Aye</b>

All in favor, none oppose, motion carries.

**A motion was made by Mrs. Mathias to have the Chairperson and one other Planning Board member sign the Mylars of Harrison Avenue All Purpose Self Storage Units.**

The applicant thanks the Board and is dismissed.

### **#3 Cerrone South Road Subdivision**

**Cerrone Builders LLC**

**South Road and Route 9**

**Site Plan Review**

Matt Steves is representing the applicant via Zoom.

**Mr. Steves** states this is s sketch plan of a 4-lot subdivision on South road, There is a lot line adjustment for lot width and building lines, they have widened the driveways as request and included a turnaround, they also included the SHPO information.

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**Chairperson Arnold** asks the Board if they have any questions for the applicant.

**Ms. Purdue** states the site looks like it's less than 200 feet, she asks if it should be 200 feet and asks if the site is zoned R-3.

**Mr. Martin** verifies in the Town Code the R3 zoned district has a minimum lot size of 200 feet and asks when the project was in front of the Board last.

**Mr. Steves** states they submitted the concept in 2017 and submitted for the variance in February of 2019.

**Mr. Martin** states he doesn't believe the variance was ever acted upon.

**Mr. Steves** clarifies the project as proposed the lot sizes doesn't meet the minimum lot width for the zone.

**Mr. Martin** confirms, if the site is at 175 feet it is insufficient.

**Mr. Bouchard** states this either needs a re-plan or a variance application, there's not much to do with this project for the Board at the moment.

Chairperson Arnold states that where he recalls the project being left before, needing a variance. They were trying to avoid heavy driveways off Route 9

**Mr. Steves** states that's not an issue, he asks the Board to look at this as preliminary so make sure they have everything they need to take this to the next level. As far as the configuration of the subdivision layout.

**Chairperson Arnold** states other than the fact that it doesn't meet minimum lot lines, he doesn't see a problem.

**Mr. Martin** states looking at the driveways on the overall subdivision plan page, he asks if there has been preliminary grading on that part, he notes there is some slope in that area, he asks if that will work for driveways.

**Mr. Steves** confirms the area will work for driveways he mentioned Tom Hutchins who has done all the engineering on this project who also has stormwater plans which will be submitted for the next meeting.

**Chairperson Arnold** mentions on lot 4, the proposed located for the septic seems to be on a pretty good grade. He asks if this is something they have looked into.

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Mr. Steves responds they have rotated back towards the house a little bit, trying to keep it parallel with the contours there. The slope at that point is approx. 11-12% and the New York State Code says the threshold is a 13% slope, he states it is suitable there, it fits in with the existing grade.

**Mr. Martin** asks Mr. Steves if he is anticipating a stormwater review by LaBerge

**Mr. Steves** confirms, he has submitted the SWPPP payment for escrow.

**Mr. Martin** clarifies with Mr. Steves that the route the applicant is looking to take is to get an area variance for the subdivision.

**Mr. Steves** confirms that is there intention to get an area variance for 175 feet.

**Mr. Martin** states that next month's meeting has been moved to February 28<sup>th</sup> to avoid a holiday, he adds the Zoning Board might push back their meeting to March 2<sup>nd</sup> but will confirm with the Board.

**Chairperson Arnold** has a clerical comment, the parcel on the map that is just to the East, He asks if the name of the person who owns that parcel be put on the plans.

**Mr. Steves** Says he will put the current owners name on the map.

**Chairperson Arnold** ask the Board if there are any further questions for the applicant.

The Board declines

**Chairperson Arnold** asks the applicant is there are any further questions for the Board.

**Mr. Steves** does not have any questions, he states he is confident he knows what the Board needs for the next submission.

The Board thanks and dismisses the applicant

#### **#4 Blake's Way Subdivision**

**Patten Property Development LLC**

**Jackson Road, Moreau NY**

**Preliminary Review**

Chris Patten is the applicant and will be presenting the project to the Board

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Project Description: Tax map no. 49.-1-63.11 a proposed 9.00 ± acre subdivision on the farthest east end of Jackson Rd.

**Mr. Patten** introduces the project, has done some preliminary work with his engineers as far as soil conditions, he believes the results are perfect for a small subdivision. He mentioned he met with Jesse Fish the late Water Superintendent and a Town Highway Deputy who walked the site, he has corresponded with National Grid with the intention of extending the main. It is a 6-inch main that will go all the way to the end of Jackson. He states the houses will be similar to Cerrone in the 1,500 to 2,000 Sq. ft. range.

**Mr. Mathias** comments looking at the SEQR form, the parcel is in a DEC wetland. She believes the applicant will have to make sure there is nothing in there before clearing it out. She asks Mr. Martin if he is familiar with the process.

**Mr. Martin** states usually when someone is in a buffer, they require a permit from DEC even if it's just for clearing. He recommends that the applicant start the process as soon as possible.

**Mr. Patten** said that isn't a problem.

**Mrs. Mathias** asks how wide the road is.

**Mr. Patten** explains it would have to be 50 or 60 feet.

**Mr. Martin** states it has to be 60 feet from the right of way.

**Mr. Yasenchak** introduces himself and offers to answer this question. He is present via zoom. He explains they went to the Town of Moreau website and the right of way and the road for the cul-de-sac are all according to Town of Moreau specs.

**Chairperson Arnold** states as an advanced warning from the postal service, the applicant may need to install a mail kiosk in. He explains from what he has heard from two of the local post masters they are asking all subdivisions to have mail kiosks.

**Mr. Patten** states They plan to install a sign in that area so this will not be a problem.

**Mr. Martin** encourages the applicant to start the process for addressing the lots and a road name as well.

**Mrs. Mathias** asks if anything will be done to Jackson road, she asks further if it is wide enough.

**Mr. Patten** explains the only thing they are intending to do is extend the pavement down, he explains he is not positive the pavement ends where the property line begins but is certain the property line allows them to bring the pavement in for the entrance of the subdivision. This is something they checked before they purchased.

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**Mrs. Mathias** asks if the utilities are going to be buried.

**Mr. Patten** confirms yes, as much as they possibly can.

**Mrs. Mathias** asks if the application has been submitted to National Grid yet.

**Mr. Patten** confirms it has been submitted.

**Mr. Shaver** asks if the applicant plans to use natural gas.

**Mr. Patten** confirms.

**Mr. Shaver** asks if the house already in the area is similar to what the applicant plans to put in the subdivision.

**Mr. Patten** replies stating that existing home is a little smaller than what he would like to put in there. He explains this is where he grew up, where his parents will be forever and he's looking to improve the area.

**Chairperson Arnold** asks the Board if there are any other questions or comments on the proposed project.

**Mr. Patten** states the recharging area is something he plans to address.

**Chairperson Arnold** asks the applicant if he has any questions for the Board.

**Mr. Patten** asks what the Board's general feeling on this particular subdivision that he is applying for.

**Chairperson Arnold** states the location is good, design is good, and he didn't hear anything from the Board as far as outstanding items, other than the stormwater. He does warn the applicant that he is personally moving away from subdivision stormwater management to be on lots in light of avoid future issues with the subdivision stormwater management, it should be a designated area.

**Mr. Patten** understands and thanks the Board.

The Board thanks and dismisses the applicant.

**Chairperson Arnold** addresses the Board regarding the 3 separate sets of minutes that will need to be reviewed for the next meeting. He asks the Board to bring them, and they will be put in front of the Board on the next regular meeting date February 28<sup>th</sup>.



A meeting of the Planning Board for the Town of Moreau, Saratoga County, State of New York was held at the Moreau Town Hall, 351 Reynolds Road, Moreau, NY 12828 on the 24th day of January 2022 at 7:00 pm.

**Chairperson Arnold** informs the Board they all received an ethics disclosure statement that needs to be filled out and turned in by the 1<sup>st</sup> of next month.

**Ms. Purdue** mentions to the Board they haven't gotten a full site plan for BioChar yet and verifies that with Mr. Martin.

**Mr. Martin** states there is a site plan dated October 29<sup>th</sup>.

**Ms. Purdue** points out those are lacking a few items such as the lighting plan, utility plans she assumes if the Board is going to entertain a conversation with the applicant in February they should be providing the Board with a full set of plans.

**Chairperson Arnold** mentions a note he has about the sewer not being designed yet for the site which made him uncomfortable, so he is in agreement with Ms. Purdue.

**Ms. Purdue** feels the Board still needs to hire a consultant for some input for the project with familiarity in regard to biosolids and the process. She mentions the staff notes raises many issues of a technical nature she feels an outside expert would be more helpful on addressing.

**Mr. Bouchard** agrees with Ms. Purdue on looking for an outside consultant other than DEC. He feels they will get a more in-depth review.

**Chairperson Arnold** asks the Board if there is a motion to hire an environmental consultant.

**Ms. Purdue** responds by recalling something of that nature being done back in December, she says Jim was putting together a scope of work, she asks Jim to clarify.

**Mr. Martin** confirms that was the discussion, at that time he made a suggestion for DEC to take over lead agency status, which turned into a special meeting.

**Mr. Bouchard** clarifies that the applicant would have to put money into an escrow prior to hiring an environmental consultant for the Town.

**Mr. Martin** confirms.

**Ms. Purdue** notes the DEC indicated they hired someone and might know the pool to find an expert to work with.

**Mr. Martin** says he will get the scope done.

**Chairperson Arnold** suggests the Board members could send a list of items that they would like to hear feedback from an expert.

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**Mr. Martin** agrees and welcomes any feedback from the Board.

**Chairperson Arnold** asks the board if there are any further concerns or comments from the Board.

**Mr. Shaver** talks about the mobile home park on Route 9. He asks if there is a limit on how many each can have. He explains some of the homes are 3 feet apart, he feels it is very close and doesn't recall the Board approving it to be set up that way.

**Chairperson Arnold** suggests perhaps it's something the Building Inspector can take a look at.

**Chairperson Arnold** asks if the Board would like to make a motion to adjourn the meeting this evening.

**Mrs. Mathias** makes a motion to adjourn the Planning Board meeting.

**Mr. Shaver** seconds the motion.

**Chairperson Arnold** ask the Board if all in favor say Aye

Results as followed:

<b>John Arnold</b>	<b>Aye</b>
<b>Gerald Bouchard</b>	<b>Aye</b>
<b>Meredithe Mathias</b>	<b>Aye</b>
<b>Mike Shaver</b>	<b>Aye</b>
<b>Erik Bergman</b>	<b>Aye</b>
<b>Ann Purdue</b>	<b>Aye</b>

All in favor, none oppose, motion carries.

**A motion was made by Mrs. Mathias to adjourn the Planning Board meeting on January 24, 2022 and seconded by Mr. Shaver.**

Meeting was adjourned at 9:07 pm.

Respectfully submitted,

*Katrina Flexon*