

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 28th day of February 2022 at 7:00 pm.

Town of Moreau
Planning Board Meeting
Monday, February 28, 2022

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

Planning Board Members Present

John Arnold	Planning Board Member
Meredithe Mathias	Planning Board Member
Ann Purdue	Planning Board Member
Mike Shaver	Planning Board Member
Adam Seybolt	Alternative Planning Board Member

Also, present

Jim Martin	Zoning Administrator
Katrina Flexon	Meeting Secretary
Jaime Campagnone	Representing applicant Cerrone Builders LLC
Kristin Cavalier	Consultant from Studio A Representing applicant Nick Outterson
Matt Huntington	Consultant from Studio A Representing applicant Nick Outterson
Nick Outterson	Applicant for Moreau Animal Clinic Project
Shawn McKenna	Applicant for McKenna Subdivision
Kristin Darrah	Consultant from Darrah Land Surveying Representing applicant McKenna

Approval of Minutes

The minutes from June 21, 2021; August 2, 2021; January 12, 2022; were prepared and presented to the Planning Board in advance of the meeting for review, comment, correction and approval.

Ms. Purdue states she sent an email correspondence to Ms. Flexon with comments and corrections on the June minutes, simple typos as long as they are amended she is fine.

Chairperson Arnold ask the Board if there is a motion to accept the June minutes.

Ms. Purdue makes a motion to accept the June 21, 2021, Planning Board minutes with amendments.

Mr. Shaver seconds the motion.

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Chairperson Arnold asks the Board if all in favor say Aye

Results are as followed:

Mike Shaver	Aye
Ann Purdue	Aye
Meredith Mathias	Aye
Adam Seybolt	Aye
John Arnold	Aye

All in favor, none oppose, motion carries.

A motion was made to approve the minutes of June 21, 2021, by Ms. Purdue and seconded by Mr. Shaver.

Chairperson Arnold ask the Board if there is a motion to accept the August 2nd minutes.

Ms. Mathias makes a motion to accept the August 2, 2021, Planning Board minutes.

Ms. Purdue seconds the motion.

Chairperson Arnold asks the Board if all in favor say Aye.

Results are as followed:

Mike Shaver	Aye
Ann Purdue	Aye
Meredith Mathias	Aye
Adam Seybolt	Aye
John Arnold	Aye

A motion was made to approve the minutes of August 2, 2021, by Mrs. Mathias and seconded by Ms. Purdue.

Chairperson Arnold ask the Board if there is a motion to accept the January 12, 2022, minutes.

Ms. Purdue makes a motion to accept the January 12, 2022, Planning Board minutes.

Mr. Mathias seconds the motion.

Chairperson Arnold asks the Board if all in favor say Aye.

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Results are as followed:

Ann Purdue	Aye
Meredith Mathias	Aye
Adam Seybolt	Aye
John Arnold	Aye

Mr. Shaver abstains from motion due to his absence at the meeting.

4 in favor, none oppose, 1 abstention, motion carries.

A motion was made to approve the minutes of January 12, 2022, by Ms. Purdue and seconded by Mr. Shaver.

#1 Ty Hall Zoning Amendment Request

Ty Hall

Route 9; Tax Map No 49.60-1-39.2; 49.60-1-38; 49.60-1-37.

49.60-1-44.1; 49.60-1-46; 49.68-1-9

Zoning Amendment

Chairperson Arnold states a representative for the applicant is not present so the Board will move on to the next item on the agenda.

#2 Woodcreek Subdivision

Cerrone Builders LLC

Sandy Boulevard, Moreau NY

Request for Amendment

Jaime Campagnone is representing the applicant tonight.

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Mr. Campagnone states there is an old easement discovered for National Grid after the property was originally approved. The easement dates back to the early 1900's for an old transformer line. He explains they realized they couldn't build 3 homes in the location, so they decided to go for two resulting in a lot line adjustment.

Mr. Martin states essentially they are eliminating a lot and doing a boundary adjustment resulting in the elimination of lot 17 with lots 16 and 18 remaining which will split the difference between the lot that was eliminated. He explains to the Board this wouldn't normally be here for a lot line adjustment, but it was a Board approved subdivision, so the Board must approve the change.

Chairperson Arnold asks if this is the only change to the plans.

Mr. Campagnone confirms that is the only change.

Mr. Shaver makes a motion to eliminate lot 17 and make the land part of lot 16 and 18.

Mr. Martin states he can read into the record that the new lot sizes, lot 16 after the adjustment would be 39,045 sq. ft. Lot 18 after the adjustment will be 25,264 sq. ft.

Chairperson Arnold asks if there is a second to the motion on the table.

Mrs. Mathias seconds the motion.

Chairperson Arnold asks the applicant to explain why the utility easement caused this.

Mr. Campagnone explains it wasn't discovered because it predates certain items that come up in a survey and a title search which only go back so far. The easement was older than the title search the applicant began work and noticed and did some research and found there was an easement that was there.

Chairperson Arnold asks if there is a utility there.

Mr. Campagnone confirms there is an overhead powerline which moves closer to the paper street and gets closer to the front of the lots.

Chairperson Arnold asks if there is any further discussion on this.

Mr. Martin states the other item to be put on the record is there is no change in SEQR, and it would be a good idea to acknowledge this in the motion.

Chairperson Arnold states the motion needed be amended to include there is no change to the SEQR. And needs a second.

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Mr. Shaver amends the motion on the table to include there is no change to the SEQR.

Mrs. Mathias seconds the motion.

Chairperson Arnold asks there be a roll call for this motion.

Roll call results as followed:

Mr. Shaver	Yes
Ann Purdue	Yes
Meredithe Mathias	Yes
Adam Seybolt	Yes
John Arnold	Yes

5 in the affirmative, none opposed, motion carries.

A motion was made to approve the subdivision amendment for Woodcreek subdivision with no change in SEQR.

The Board thanks and dismisses the applicant.

#3 Moreau Animal Clinic

Nick Outterson

1-3 Nolan Road, Moreau NY

Site Plan Review

Project Description: Project is proposed to be on the corner of Route 9 and Nolan Road, zoned C-1. Proposal of an animal clinic to be constructed on the currently vacant 1.48 acres site.

Ms. Cavalier introduces the project to the Board and explains there will be an access drive off Nolan Road with 44 parking spaces, they are proposing sidewalks around the perimeter of the building for staff and visitor access. She also states they are proposing stormwater management along with a lighting and an extensive landscape plan.

Mr. Huntington introduces himself, describes the stormwater perspective and onsite utilities. Proposal of an onsite septic system sized similar to a two-family residence. Talks about test pits down throughout the site, resulting in typical sandy soil explaining from a stormwater

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perspective they propose a series of catch basins along the new impervious areas, they have done a SWPPP for the project.

Mr. Martin states the Town hasn't received the SWPPP fee yet so the stormwater review cannot be initiated until this is completed. As soon as this is paid the SWPPP will be submitted for review.

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

Mrs. Mathias asks what the proposed hours of operation are for the site.

Mr. Outterson introduces himself as the current owner of Moreau Animal Clinic located on Route 9, they are currently Monday through Friday, 7am to 7pm due to staffing they plan to keep those hours. Moving forward they would like to potentially expand into a half day on a weekend.

Mrs. Mathias comments on the potential difficulty accessing the site due to traffic regarding Route 9 which is cause for concern. She wonders if for the site plan there was a traffic engineer review, she also feels there are a lot of parking spaces or the use.

Mr. Outterson states that the parking is a problem they have at their current facility. They have approx. 18 spaces there and quite a few of them are taken up by staff. The intention is to alleviate the parking issue.

Mr. Martin verifies there is no overnight stay, even for care medically related.

Mr. Outterson confirms on the regular there will be no overnight services. There are unique circumstances like very sick or debilitated dogs or cats that will stay overnight, we set up 24-hour cameras there are no staff stay overnight and these cases are very sick patients that might not last the night..

Mr. Shaver asks about the septic system proposal, he asks if there is a sewer system going by there right now. He personally feels the project should hook to the sewer.

Mr. Huntington states they have vetted the sewer system and spoken with the Town Supervisor, Mr. Kusnierz on the matter and one of the issues is the site wasn't part of the district, they ran an extension through, and the site wasn't part of one of the properties that could tie in, so they were forced to go with septic. He offers if something happens, and they have the opportunity they will modify the project and tie into the line.

Mr. Shaver asks Mr. Martin if there is any reason why the Town wouldn't let them tie into the sewer system. He feels they should pursue the sewer connection. He also comments on the entranceway off Nolan Road, there is a lot of traffic at the intersection.

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Mr. Martin states he suspects they would want the connection. He suggests the driveway entrance moved west as far as they are able to help with the intersection traffic issues.

Ms. Cavalier states the reason its about 110 feet from the intersection, the problem with pushing it any further is getting a garage truck on the premises they cannot make the turn if the driveway id pushed any further.

Mr. Martin suggests them find an alternative location where the trash can go or re-work the site for the garbage trucks to maneuver within the site to conduct business.

Chairperson Arnold asks how the dumpsters in the back-parking lot have any effect on where the entrance to the site layout.

Ms. Cavalier states the other areas they were reserving for snow storage, this provides the trucks to come straight into the site without any turning needed within the site.

Mr. Huntington adds they have a little topography challenge, the site is mostly flat everywhere except or the western area of the property.

Chairperson Arnold states if they are running into a situation where this is a traffic issue, and the driveway doesn't work there is room to move it to the west.

Mr. Huntington confirms is the have to they will move the layout to the west.

Chairperson Arnold asks the Board if they know when the high traffic times are in the area.

Mr. Shaver explains its commuter times with school bus traffic going to and from that are, there are over 800 homes in that area over there so its busy there.

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

Mr. Shaver asks about the lighting. He mentions there will be residents in the back of the property.

Mr. Huntington explains there is already full lighting on Route 9, and there will not be any intrusive lighting on the site regarding neighboring residences, there is lighting near the entrance of the building, and they will only be 3-foot-high, there is a lighting plan included in the submission the Board has towards the end, page number L 6.1.

Mrs. Mathias asks if the project was able to hook into the sewer the area in the back that was proposed for septic, would this be landscapes or would this be cleared.

Mr. Huntington states he doesn't know if they would clear the entire area in the back if they hooked into the sewer, they would keep a clear buffer, but they would keep it as is.

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Ms. Purdue states her concern with the traffic and believes a traffic study is helpful.

Chairperson Arnold asks if there is a current traffic study to be reviewed.

Mr. Martin states there is not but there are varying levels of a traffic study and states he believes the Board should have the discussion on what they are looking for in terms of an analysis and there will have to be an escrow account set up from the applicant for what the Board asks for.

Chairperson Arnold asks the Board what they would like to see in the traffic study.

Mrs. Mathias states she is not so nervous about the trips but the backing into traffic at the intersection of route 9 and Nolan Road that already has issues.

Mr. Martin states that would be intersection operations, they will approach how the intersection is working and if there are any delays, if this project will contribute to any added delay. He adds given the geometry of this site, safety is another concern. He says the analysis could look into the accident data for the intersection.

Chairperson Arnold ask the Board how they feel about the traffic study. He asks them to give Mr. Martin some kind of direction and the applicant some kind of idea of what they are looking for.

Mr. Martin suggests if the Board asks for an analysis-based letter, if that reveals something than it could advance to the next level. This might be a good first step.

Chairperson Arnold asks if the letter would include contacting DOT and getting whatever information they already have for this analysis.

Mr. Martin confirms that would be included, the Board can stipulate to that as part of the request.

Chairperson Arnold says what the Board is looking for is if the traffic at the intersection is already an issue, what step need to be taken, like moving the entrance to make sure the business isn't negatively impacted by the traffic that already exists. He agrees that a letter of analysis would be more than adequate. He adds he thinks that intersection has recently been studied by DOT.

Ms. Purdue agrees an analysis would provide the Board with relative information and if needed a further study can be requested.

Mr. Martin specifies he has written down three particular focuses on the traffic analysis letter so far. 1. Bus traffic associated with the school. 2. Location of the entrance. 3. Reaching out to DOT to see if they have nay particular concerns given the proximity to the intersection.

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Mr. Huntington asks about the sewer, in an effort to go through the least path of resistance he asks who he should contact to get approved to tie in.

Mr. Martin encourages another talk with Mr. Kusnierz, he's not sure why a connection can't be made.

Chairperson Arnold asks if there is any further discussion from the Board.

Mr. Martin suggests the Board make a decision if the project needs a public hearing and if so when to schedule the hearing.

Chairperson Arnold says he thinks they would like all the information for traffic prior to a public hearing and thinks it's best to wait.

Ms. Purdue states she would prefer to wait until the results of the SWPPP review.

Mr. Martin asks the applicant for a full set of drawings for the SWPPP review.

The Board thanks and dismisses the applicant.

#4 McKenna Subdivision

Shawn McKenna

444 Selfridge Road, Moreau NY

Site Plan Review

Ms. Darrah introduces herself and explains the project to the Board. The site is very deep, essentially there are three keyhole lots, they intend to create one access point. She explains the applicant wanted to get this project in front of the Board to find out where they stand with this proposed project, in the site plan review phase.

Mr. Martin says to give the Board some reference, this project will be very similar to the project McKenna did further down route 32 with the private drive or shared driveway.

Chairperson Arnold asks how long the driveway is to lot B.

Ms. Darrah states its 1,200 feet.

Chairperson Arnold comments the road is 400 foot longer then when the Town requires a boulevard entrance for a road, adds this road is well over the 300 feet required to add dimensions for fire apparatus.

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Ms. Darrah states the applicant is willing to build the area out with a spec house, to get the ball rolling as far as getting some funds to do this. She states the road will be up to code, whatever the Town requires for compliance.

Chairperson Arnold suggest they reconfigure the driveway a bit.

Mr. McKenna says he has no problem moving the driveway a bit, he is going up to the site with a surveyor next to figure out more exact placements.

Chairperson Arnold asks the Board if they have anything else for the applicant.

Mr. Martin asks Mr. McKenna if he anticipates by the preliminary submission if he will be getting the driveway agreement ready for the Board to review.

Mr. McKenna states he is getting everything in order, he was waiting for the SWPPP feedback.

Mr. Martin suggests to the applicant that as soon as he can, to begin the addressing issue with the Assessor, on driveways such as this it gets tricky.

Mr. Shaver asks if a mailbox kiosk is needed.

Mr. Martin states they will probably want them out front and consolidated. He brings up with the SWPPP issue, that starts formally when the applicant submits for a preliminary review, and it's a \$2,500.00 fee.

Mr. McKenna states he has a lot of work to do, he has to get a survey crew to work, there is potential of reducing the project down to three lots.

Mr. Martin explains it is up to the Board if they want the project to remain in sketch review or proceed.

Chairperson Arnold explains since the applicant is suggesting a 4-lot subdivision reduced down to a 3-lot instead of the other way around, he is more on board with that moving forward as a 3-lot subdivision.

Chairperson Arnold asks if there are any surprise wetlands, and if there is any reason why the other lots couldn't have their own driveway in the event they can't get along in the future.

Mr. McKenna says there have not been any wetlands on site, he adds every one of the lots could potentially have their own driveway because the whole road frontage is accessible. He explains there will be a 20-foot driveway with drainage on both sides.

Chairperson Arnold asks the applicant to clarify that they are not going to drain their stormwater to the Towns ditches.

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Mr. McKenna clarifies no, there would be retention area above that. He explains he plans to replicate the driveway agreement like the project he did on Route 32. He is working with a survey crew as soon as possible, he is getting the stormwater ready for review, he feels it is possible to go through preliminary review at their next meeting.

Chairperson Arnold asks the Board if there are any other comments or questions for the applicant.

The Board thanks and dismisses the applicant.

Chairperson Arnold states they have exhausted the Planning Board agenda and since applicant #1 did not show and is not present at this time he asks if the Board would like to make a motion to adjourn tonight's meeting.

Mr. Shaver asks about the status on the stormwater issue in the Winterberry subdivision.

Mr. Martin states that issue is still being reviewed with Karla the Town's attorney. He offers to touch base with her tomorrow and get him an update.

Mr. Shaver makes a motion to adjourn the Planning Board meeting.

Mr. Seybolt seconds the motion.

Chairperson Arnold asks the Board if all in favor say Aye.

Results as followed:

Ann Purdue	Aye
Meredith Mathias	Aye
Adam Seybolt	Aye
John Arnold	Aye
Mike shaver	Aye

A motion was made to adjourn tonight's Planning Board Meeting for the February 28th, 2022, by Mr. Shaver and seconded by Mr. Seybolt

All in favor. Motion carries

Meeting was adjourned at 8:25pm.

Respectfully submitted,

Katrina Flexon