

A meeting of the Town of Moreau Planning Board was held on March 18, 2013 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

Chairman Jensen called the meeting to order at 7:00 p.m.

Present:

Linda Riggi	Alternate Planning Board Member
John Arnold	Planning Board Member
Erik Bergman	Planning Board Member
Dave Paska	Planning Board Member
Ron Zimmerman	Planning Board Member
G. Peter Jensen	Chairman

Not Present:

Keith Osborne and Reed Antis, Planning Board Members

~~Also Present: Joseph Patricke, Code Enforcement Officer~~

Mrs. Riggi is sitting in.

Minutes of the February 25, 2013 meeting were reviewed. With some minor changes, Mr. Arnold motioned to accept the minutes and Mr. Zimmerman seconded. Motion passed unanimously with Mr. Paska abstaining.

#1 Mr. James Hooper  
Sketch Plan Review

Mr. James Hooper appeared to present his plan with Mr. Bill Rourke. He has property on the South side of 197 and West River Road, wants to create 4 lots. It is an R5 zone; all lots are over 5 acres. Nice, high and dry, right corner of map is wetlands and contours are on map. Would like to have a single driveway flag lot with a driveway running 40 ft alongside front lot.

Chairman Jensen: I think it's going to need to be 50ft., but check me on it.

Mr. Rourke: I remember 40.

Mr. Arnold: You have enough to move it around. Look it up.

Mr. Rourke: That's not going to affect us. Nice views here, horse farm here, property here. Nice sight distance here and here, this lot because it includes wetlands is 12 acres. There is an existing trailer on

A meeting of the Town of Moreau Planning Board was held on March 18, 2013 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

this part. That's going to be done away with. These driveways would be right next to each other or we can get rid of this road and have it split. This is a sketch plan.

Chairman Jensen: So you are contemplating 5 parcels, one being the original. Probably meets zoning.

Mr. Zimmerman: How far back are the residences on Lot 5?

Mr. Rourke: I selected these. They are 150-200ft. back from road, and this is 600 ft. back.

Mr. Zimmerman: What does the fire dept. have to go up against with a truck or ambulance, is something that we look at.

Mr. Arnold: Are you looking for a turnaround?

Mr. Hooper: I can keep that in consideration. I thought it would be good to be far back from the road.

Mr. Arnold: Just a spot for turn around.

Mr. Hooper: We're trying to make them for our equine interested people so that we can keep horses on this acreage, 5 acres, only a couple horses. Remaining parcels, projecting quite a bit, will always stay horse farm and we want to form a non-profit for retirement and therapeutic home for retired race horses.

Mr. Zimmerman: When you came in a couple years ago you talked about developing towards 197.

Mr. Arnold: He has sold some of that.

Mr. Hooper: At one point we talked about more up there, but I am trying to create some revenue with these four lots so I can come forward. This will require a PUD. We have gone back and forth with Joe and Preston and we can't do a PUD just my wife and I. I may be back in 3-4 years to show you what a good job we did with this part.

Mr. Arnold: Why PUD?

Mr. Hooper: So I can do some commercial stuff out here on the corner. There is abandoned railroad bed and I want to make horseback riding trails back through and maybe some ski trails. You may be aware of Beadnells place in Warrensburg, he is my mentor in this, but it has to make money to pay for property tax and insurance. But we're not here for that now.

Chairman Jensen: And that fronts on the real 197?

Mr. Hooper: The old 197, I am going to take from the Town. Across from it is the entrance e to the T-bird.

A meeting of the Town of Moreau Planning Board was held on March 18, 2013 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

Mrs. Riggi: Where's the farm stand?

Mr. Hooper: Here.

Mr. Arnold: What's your forward thinking on the shared driveways?

Mr. Hooper: I thought that minimal cuts into 197 was the preference. It is wide open there and I plan to put a tree line on this side between the Clear's and I.

Mr. Arnold: But what is the arrangement in the shared driveways?

Mr. Rourke: The guy in back will own the 40ft, and the front property would be given an easement.

Mr. Zimmerman: Either that or you have them come out side by side so that there's still one curb cut.

Chairman Jensen: And it needs to be clearly deeded.

Mr. Arnold: You're designing into your subdivision a road that's not a road. There's maintenance and insurance issues and it should be built in ahead so people know what they are getting when they buy it.

Mr. Hooper: I did talk about it with my lawyer.

Mr. Rourke: We can go either way with this one.

Mr. Arnold: I would split it off as quickly as you can, so they are no sharing the whole 50 ft. I would rather see you get off as quick as possible.

Mr. Rourke: But with one entrance.

Mr. Arnold: Right. Eliminate 2-way traffic as much as possible.

Mr. Hooper: On the other one, we have to come off where we do because of the railroad bed.

Mr. Arnold: I have one more point or request, in terms of former farmland being developed. I like to keep the house out of the middle in case someone decides to farm it again.

Mr. Hooper: I plan to push this and build into the hill. I'd like to have solar panels and be off the grid. I looked into wind turbines but I am not there yet.

Mr. Arnold: Wind turbines are not allowed in Town. If you are farming and not generating 110% of your needs, ~~the Town AG & Markets~~ can't tell you not to as long as it's up to standard, but it has to be on a farm. It can't be just for generating. Town doesn't accept it on a residential lot.

Chairman Jensen: Any questions of us?

A meeting of the Town of Moreau Planning Board was held on March 18, 2013 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

Mr. Zimmerman: On this one it's 5 lots, so where would DOH come down on it, would they want to see it because they are all greater than 5 acres?

Mr. Rourke: You can have 4 under 5.

Chairman Jensen: We do not have anything in Town Code to approve sketch plans, but I will poll the Board and ask if anyone is opposed to what you are proposing. (Chairman proceeded to poll the Board and no objections were raised)

Mr. Rourke: Where do I look about the driveway?

Chairman Jensen: It's in the Code.

Chairman Jensen: We have not received anything from Mr. Horning, we don't need to do anything for him right now, however, I have not received anything from McKenzie/MacKenzie, therefore I am going to need a motion to rescinding the public hearing motion for April, and may take one to kick it into May. We had a motion, but nothing is on and the surveyor says he's not going to make it, so we need a new one. If we don't, I have to advertise it for April.

Mr. Zimmerman motioned to rescind the public hearing for McKenzie/MacKenzie for April 15<sup>th</sup> and reschedule for May 20<sup>th</sup>. Mr. Arnold seconded and the motioned passed unanimous by roll call vote: Mrs. Riggi, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Paska, Yes; Mr. Zimmerman, Yes.

Motion to adjourn 7:24pm by Erik Bergman, seconded by Dave Paska, passed unanimously.

Respectfully Submitted,

Tricia S. Andrews