

A meeting of the Town of Moreau Planning Board was held on December 19, 2011 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:

Chairman Jensen	Chairman
John Arnold	Planning Board Member
Ron Zimmerman	Planning Board Member
Erik Bergman	Planning Board Member
David Paska	Planning Board Member
Linda Riggi	Alternate Member
Reed Antis	Alternate Member

Tricia Andrews	Secretary
----------------	-----------

Also Present: Stefanie DiLallo Bitter, Attorney for the Town, Joe Patricke, Building Inspector

The November minutes were not available to be reviewed.

The January meeting will be moved because it falls on a federal holiday. Mr. Arnold motioned to move the meeting to Jan. 23, 2012 and Mr. Paska seconded. Motion carried unanimously. Mr. Antis motioned to move the February meeting to the 27th and was seconded by Ms. Riggi. Motion carried unanimously.

#1- Sisson Reserve

Site Plan Review

The applicant was represented by Scott Lansing of Lansing Engineering, who explained that this is the Southern parcel of two, zoned UR urban residential. It has a drainage corridor and moderate slopes. An Army Corp wetlands scientist delineated a federal wetland. The applicant is building a multi-family apartment project on a two lot subdivision and overall 21.25 acres, split into 13.65 and 7.81 which has been reviewed and has a variance. They plan 144 apartments on the whole thing, 80 units on the first and 64 on the second. It is 16 buildings with 5 units in each, six different types. 1-4 bed units. Driveway access will be on Sisson Road with intersections for branching into the future second lot expansion. The Clubhouse has 6 spaces parking. Not counting garages as parking spaces, ancillary space scattered, 120 spaces total. Water from 12in. main on Sisson Road, applicant is proposing a meter at a single point. Sanitary sewer is gravity collection and pump station on South lowest portion, out to 8in. forced main. Tim Burley is working to coordinate this with other systems in the area. Project is

A meeting of the Town of Moreau Planning Board was held on December 19, 2011 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

grandfathered into 2008 stormwater standards, one central collection basin on the Southern portion, micropool extended detention. Signage proposed single sign at entrance stone base, in median. Maintenance shed on southern portion by pump station, trash pickup will be individual roll-offs, no central dumpster. Meandering sidewalks, connects to Sisson road, small bus shelter. Mailboxes will be clustered throughout the parcel. 66% green space on the parcel and 78% overall with the second portion undeveloped at this time. Questions, comments and would like to advance the project as board sees fit.

Mr. Arnold: Beds 1-4 also 2, 3?

Mr. Lansing: Yes

Mr. Arnold: You mentioned being grandfathered into your stormwater plan, can you explain that to me?

Mr. Lansing: DEC recognized by letter that they didn't give enough time for people to adjust to the new guidelines. Do you want to see the letter?

Mr. Arnold: No, thank you.

Chairman Jensen: Where are you going to put the snow?

Mr. Lansing: Typically wing it to the side of the roadway. On these it will be winged to one side, driveways would be cleared to either side, we don't anticipate a big pile but it will be scattered about, we tried to locate those on the plans, not in significant areas.

Mr. Bergman: You've got very little roadway that's not driveway, so your snowbanks are going to be 5-6 feet high, there will be cars in the roads and the roads will be a goat path. That is not a good set of circumstances with kids around. You should give it more thought. Any thoughts about a playground?

Mr. Lansing: There is a plan for open space, and I believe there will be a playground.

Mr. Bergman: Put it on the plan

Mr. Patricke: Before you forget about snow, properties on the South have high runoff in spring naturally. Of course you will not add to it by piling snow there.

Mr. Zimmerman: There was a damaged culvert that was precluding drainage, wasn't there?

Mr. Patricke: That's correct.

Mr. Zimmerman: Still the same?

Mr. Patricke: Yes.

Chris Darrow NRDP Group: We will examine that, we looked to put the snow in disparate areas so we didn't have it all in one place, the way it is laid out there are loops that would facilitate placement of snow there.

Mr. Patricke: As long as it's not on the South end.

Mr. Lansing: We could get a path to the middle.

Mr. Paska: There was a plan for the roadway to be curbed.

Mr. Lansing: Now it's winged asphalt.

Mr. Paska: Why?

A meeting of the Town of Moreau Planning Board was held on December 19, 2011 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

Mr. Lansing: Constructability, there are so many driveways and with any changes, it's hard to change when you have a built curb.

Mr. Paska: It is easier for people to park on lawns, too.

Mr. Lansing: Could be looked at as an advantage or disadvantage.

Chairman Jensen: Will this be a private roadway or will it be deeded to the town?

Mr. Darrow: Privately owned and maintained, unless the Town wants it.

Chairman Jensen: But built to Town standards.

Mr. Paska: What percentage will be 4, 3, 2 beds etc., approx.?

Mr. Lansing: 211 bedrooms, in 80 units 13 4 beds, 39 3 beds, 14 2 beds, 14 1 beds.

Mr. Patricke: Is that on the drawings?

Mr. Lansing: I think so.

Mr. Paska: Each has a one car garage?

Mr. Lansing: All have one car garages.

Mr. Antis: Why? It seems like every two adults will have 2 vehicles. 1.5 is being too conservative.

Mr. Darrow: That 1.5 ratio does not include the garage space. Our experience in other developments is that people do use the garage, so 1.5 is pure non garage space parking, but if you add it in we're over.

Ms. Riggi: Do you have any anticipation of how many kids this might be?

Mr. Darrow: 211 bedrooms, so if 80 of those are taken out as parent's rooms, you are at 120. So 120-150 kids. Some share, that's the perspective.

Mr. Antis: Harrison Ave. school?

Mr. Darrow: If in Elementary School, yes.

Mr. Patricke: That decision is up to the school, would be decided by the superintendent.

Chairman Jensen: Anything further, anything you would like to do? I'll assume the traffic study looked at several times is adequate. This needs to go to consultants?

Mr. Patricke: Oh yes. We are doing that, he's been involved with the test holes and everything has been well reviewed. We had a list of preliminary things and you guys have gone through that.

Mr. Darrow: Mr. McNamara has guided us thus far. Traffic study was updated.

Chairman Jensen: We are holding previous DEC, historic preservation etc. all on file. What do you want to do?

Mr. Paska: This road, you will self maintain, will it be built to the width of a Town road?

Mr. Lansing: 22 feet wide and wings, 2 feet, so 26.

Mr. Patricke: We have 24 for road and 2 feet on each side, 28 ft.

Mr. Paska: Two feet narrower.

Mr. Patricke: But your sub-base etc. is the same as we're using.

Mr. Lansing: yes.

Mr. Antis: There's only one entrance, is it still safe for emergency vehicles?

A meeting of the Town of Moreau Planning Board was held on December 19, 2011 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

Chairman Jensen: It's a boulevard, but it will be submitted to emergency services for their blessings,

Mr. Patricke: Our Code calls it a boulevard to the first split of the road, they've got boulevard and then it can split either way. We will give to emergency, fire and school district.

Mr. Zimmerman: It goes to the County.

Mr. Patricke: No, not req.

Chairman Jensen: Only 500 feet of frontage, more than 5 from Bluebird Road. So you want to set a public hearing?

Mr. Zimmerman: Is the package complete? Motion to hold public hearing on Jan. 23rd at 7:00p.m. for Sisson Reserve.

Mr. Bergman.: Seconded.

Mr. Patricke: We do have everything, stormwater, traffic, DEC, etc. We are waiting for ems, fire and school and signoff by engineer we will expect prior to the public hearing so that you can look at it prior. All in favor. Motion carries unanimously.

Mr. Patricke: I need two more complete sets of docs.

Mr. Lansing: Sure.

Chairman Jensen: Do you have any questions of us.

Mr. Lansing: No.

Schermerhorn- Harrison Avenue Apartments Site Plan Review

Travis Mitchell, Environmental Design Partnership appeared to review Harrison Place apartment project. NE portion of the Town. Harrison Ave. 23 acres, now occupied by a horse barn and open field now level, not much vegetation. Zoning UR, 1-2 family residential, will have water and sewer conditions met. 28 units max density, we propose 26. Sewer on Harrison Ave. Min. lot size 5000 sq ft. per unit with water and sewer service. The existing barn will be removed, stormwater on Harrison Ave and South side of property, flow with pretreatment filter strips, 12 unit building along this edge, 14 units on Eastern edge, two garages in the middle, 14 units. Elevation presented, 3 entryways, 4 units off of each entry way. These are all 2-bedroom units. Demonstrated an existing building of similar architecture. These are slightly large, but the arch is typical. Garages in center, there are 2, double loaded garage doors. Parking along the perimeter 56 spaces, 28 spaces inside, total 84, 2.0 ratio, over 3 counting inside.

Trash enclosure, fenced, landscaped. Vertical concrete curb, sidewalk along edge of parking in front of the buildings, overhead intersection style light and ornamental lights, lights on buildings and garages. Water line present on Harrison with two service connections. Hydrant on Harrison, if fire wants another hydrant, that's that we'll do. Sewer on Harrison we have grinder pump out to forced main, duplex grinders. Planting plan, along Harrison a few more on the inside, foundation plants on frontage.

A meeting of the Town of Moreau Planning Board was held on December 19, 2011 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

We have submitted our site plan, it is a SEQRA unlisted action, long form submitted, SWPPP presented with design narrative, Natural Heritage signoff and OPRHP and traffic assessment in. 16 am peak trips 32 pm peak trip, no adverse impact on road network. The developer will pay \$18,000 in recreation fees, \$42000 and \$21000 in water and sewer connection fees.

We are here for Site Plan Review, Public Hearing if the Board was to SEQRA declaration, no County planning review, we will be before the Town Board for sewer district, it is in the water district but not in the sewer district. With that comes NYSDEC approval as well as for stormwater permit.

Mr. Paska: You said the 12-unit is all 2 bedrooms, are they all?

Mr. Mitchell: They are all 2 beds.

Mr. Arnold: On your planting list you have an invasive species.

Mr. Mitchell: I am not sure...

Mr. Arnold: The burning bush, easily replaced with a blueberry.

Mr. Mitchell: It's been replaced on updated paperwork.

Mr. Arnold: What's the percentage of impervious space in this lot?

Mr. Mitchell: It's around 40%, about 60% green.

Mr. Arnold: Getting water from parking to collection things, is that open flow?

Mr. Mitchell: Sheet flow off parking area filtered strips in Harrison Ave. South corner, rear of building also.

Mr. Arnold: Gutters on the buildings?

Mr. Mitchell: No gutters.

Mr. Schermerhorn: If you'd like them.

Mr. Arnold: No. Sheet flow from the roofs too. All maintained on site.

Mr. Mitchell: High infiltration rate there.

Mr. Arnold: Sheet flow off roofs is still graded. Great drainage is only until the frost forms and the snow melts in the spring. Snow storage plans?

Mr. Mitchell: We'd plow towards the management basins.

Chairman Jensen: A quick melt will flow through there and run off to the neighbors.

Mr. Mitchell: We have used dry wells in the centers of the infiltration basins. We could use that.

Mr. Patricke: Ground water is 2 feet down.

Mr. Schermerhorn: Because of the business I am in I have trucks and loaders, and with large snowstorms we will haul it off-site if it's piling up.

Mr. Arnold: I would be concerned with pushing it in there, you have other areas that could be used.

Mr. Mitchell: We will address it.

Mr. Arnold: This is new, with garages. Is that a marketing thing?

Mr. Schermerhorn: The units are similar to what I am doing, people really like them at other units. I find

A meeting of the Town of Moreau Planning Board was held on December 19, 2011 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

a lot of self-employed people want them for storage and keeping their tools and stuff. It is different from more expensive units that have their own stall.

Mr. Antis: Are those back yards for play?

Mr. Mitchell: Not the intention, no rear patios, etc.

Ms. Riggi: Because these are high priced and only two beds, you don't anticipate a lot of kids?

Mr. Schermerhorn: I expect some seniors because we have accessible ground floor units, but here will be some children and some young couples. We try to place people in buildings where they best fit. Some children.

Mr. Patricke: How many are in Bluebird Village?

Mr. Schermerhorn: I only have 5 left to rent out of 88, and the way I can gauge it is when the bus stops, I see 4-5 kids getting off buses, it's hard to tell, we are renting to young professionals, but not an overabundance of kids.

Mr. Patricke: It appears that way to me too, we will ask the Superintendent about that.

Chairman Jensen: This will go off to schools and consultants.

Mr. Patricke: School, fire, ems, traffic. Stormwater. Anyone else?

Mr. Arnold: Did we get a new traffic study?

Chairman Jensen: We got comment on the traffic study.

Mr. Patricke: Our consultant will review the letter you have there from Creighton-Manning, is that adequate?

Chairman Jensen: Yes

Mr. Zimmerman: Will Gary review stormwater?

Mr. Antis: Do you feel the blasting at all?

Mr. Hughes: It's bad, windows vibrate.

Mr. Antis: There will be blasting there for 75 years. Have you thought that out as a concern for the renters?

Mr. Schermerhorn: Foundations are reinforced, they will feel it but it's nothing we're going to hide from people. People have lived there for years.

Mr. Patricke: I have read studies that we are feeling more from Glens Falls.

Mr. Schermerhorn: At Hidden Hills Subdivision in Queensbury when I started, they were right up on the Northway, and when the 18-wheelers hit the expansion joints you could feel that. People adapt.

Mr. Arnold: I can see the benefit of the garage, I see people using it as storage, but I wouldn't sell it as a handyman storing tools.

Mr. Schermerhorn: They will go with the apartments, assigned, not a storage unit and we have strict management, twice a day often, nothing will happen.

A meeting of the Town of Moreau Planning Board was held on December 19, 2011 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

Mr. Patricke: I want to mention that the previous complex we did you made them put sidewalks across the front, our goal is that Harrison Ave have sidewalks down it for kids to walk to school. It's less than 1,000 feet.

Mr. Arnold: Is it within walk to school distance?

Mr. Mitchell: It's not- we have no problem with the cost of it, but prefer not to have it on our property.

Mr. Patricke: The road's not wide enough, we don't have any land there.

Mr. Schmerhorn: I am not opposed to putting them in, it is a question of liability and will others connect to it. If an ordinance is put in place I will put it in.

Mr. Patricke: The approved adjoining piece had to run it all the way from their property to the school, though it's not built yet.

Mr. Mitchell: How did they make it to the school?

Mr. Schermerhorn: He has a Bulman property in between.

Garry Robinson: I don't know if we were to get an easement or right of way.

Mr. Patricke: Mr. Bulman was reluctant, we were going to put it in the right of way. It doesn't get the kids out of the road if we do that.

Mr. Schermerhorn: How do the Town and the owner protect one another?

JS: How far off the right of way does it go.

Mr. Patricke: Roads now are 60 feet wide, the road there is old it' 50 ft wide, the roadway's not wide enough.

Mr. Arnold: He could say they fell on the Town 's side. I like the idea of a sidewalk there, for school and play.

Mr. Patricke: Wasn't the approval that they had to maintain it?

Mr. Robinson: I don't remember.

Mr. Arnold: Wouldn't they have to?

Mr. Patricke: I will look that up before the next meeting, what we did before.

Mr. Paska: It's a sidewalk to nowhere at the moment.

Mr. Arnold: At least for the portion of Harrison Avenue that's in front of your place, the kids would be on

the sidewalk.

Mr. Schermerhorn: It's a liability issue.

Mr. Patricke: Even if we took it, you'd have to clean it.

Mr. Schermerhorn: I don't know how it works without an ordinance.

Mr. Patricke: We do have an ordinance, look it up.

Mr. Mitchell: If there's room in the Town right of way is that a possibility?

Mr. Patricke: If we can work it out, we'll work it out.

Mr. Schermerhorn: We could give you the land and maintain it.

Mr. Zimmerman: It would be helpful for the other project. We could establish a link down to the corner.

A meeting of the Town of Moreau Planning Board was held on December 19, 2011 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

Mr. Patricke: They have no frontage.

Mr. Arnold: That sidewalk is out to a bus stop.

Mr. Patricke: That's where he thinks he's going to put it.

Mr. Schermerhorn: On Bluebird we did blacktop sidewalk though the whole project.

Mr. Patricke: But the bus stop, they come in and travel inside.

Mr. Schermerhorn: Now they stop on Fort Edward Road and won't come in on private roads.

Mr. Arnold: I thought he was talking about public transportation. I do like that, build it, maintain it and give it to the Town.

Mr. Patricke: They will still sue everybody.

Chairman Jensen: What do you want to do? Do we have enough to go forward?

Mr. Arnold: EMS, Fire and school, traffic, public hearing. I motion to schedule a public hearing for Harrison Place Apartments Jan. 23rd at 7:15.

Ms. Riggi: Second.

Motion passed unanimously.

Chairman Jensen: Motion carries, Long Form EAF is in your packets. Do you have any questions?

Mr. Mitchell: Do we really need a public hearing?

Chairman Jensen: Yes.

Mr. Patricke: Where's my paper copy? I need two more of everything and one to Garry electronically.

Mr. Patricke: Have you seen the publication from the County regarding training in January? I will make sure that Jeannie sends them electronically.

Mr. Patricke: These are the only two projects I have coming. If we have no new business come up we can work on revisiting our subdivision regulations and stormwater regulations.

Motion to adjourn was made at 8:13pm by Mr. Zimmerman and seconded by Mr. Paska. Motion passed unanimously.

Respectfully Submitted,

Tricia S. Andrews