

The regular meeting of the Planning Board, Town of Moreau, County of Saratoga, State of New York, was held in the Town Office Building, 61 Hudson Street, South Glens Falls, New York on February 1, 2010

Planning Board Regular Meeting

February 1, 2010

Attending Board Members: Chairman, G. Peter Jensen
Keith Osborne, John R. Arnold, Thomas Field, Erik Bergman, Ronald Zimmerman,
Recording Secretary: Cherie Kory
Absent Board Members:

Others Present: Building Inspector: Joseph Patricke, Town Attorney: Martin Auffredou
Chairman Jensen called the meeting to order at 7pm.

1. Motion: To approve the December 21, 2009 Planning Board minutes as Amended, by: **Mr. Osborne:**

Second to Motion: Mr. Field

Discussion/Corrections:

Page 1305 change "USGA" to USGS Topographical Maps in regards to contour grading

Roll Call: 6 Ayes 0 Abstained:

Absent:

Motion Carried.

AGENDA

1. Toadflax – Rte 9

Preliminary Site Plan Review

Disclosure: Chairman Jensen has had a contractual relationship with Toadflax Nursery not in relation to this matter pending before the board tonight

***Mr. Osborne recuse himself from the discussion due to potential employment from Mr. Morris**

Richard Morris owner – because of the December 21, 2009 Site plan review, Mr. Morris presented the board with revised drawings identifying adjacent property lines, delineation of the wood line, driveway access and loading/unloading. As requested a Topographical USGS map is now visible on the drawings. No more than 5 to 10 feet of fall, the property is fairly flat. Each proposed structure is shown to scale labeled with the square footage. The Head House shown at 6000 sq. ft. Included in the packet is a Lease Agreement between Toadflax and Cox/Colette for the use and ownership of the parking lot to the South. Mr. Patrick agreed to contact the Fire Chief and arrange a referral on the impact of access to the boiler from the Head House. Mr. Patrick is still in the process of compiling a report to the permitted intent of livestock/petting zoo in a Commercial area.

Mr. Arnold: questioned the size of the propane tank shown

Mr. Morris: 250 gallons approximately 10 feet from the boundary line with a fence dividing the land

Mr. Field: requested traffic flow arrows be shown on the map and question the restriction of retail customers driving in and out

Mr. Zimmerman: the request stated the intent of circulation for use

Mr. Morris: all three access points two ways. The majority of retail park in the front or side and enter the garden center. On occasion handicapped individuals or customers purchasing large stock allowed access to the back for loading and later enter into the retail area. Retail customers may enter the garden center to purchase mulch or top soil and cross Route 9 in their vehicles to load across the street.

Mr. Field: request arrows be placed on the drawings to indicate flow and parking

Chairman Jensen: confirmed with Mr. Morris, operations will continue to the west side of Route 9

Mr. Arnold: seeking clarification on the operations on the west side of Route 9

Mr. Morris: Mostly bulk commodities, mulch stone soil and a landscape design office.

Mr. Zimmerman: questioned the building use labeled rental

Mr. Morris: the building is currently empty with the potential of renting office space. Currently not in the position to explore, focus in the future is to bring the entire business to the east side of Route 9

Mr. Field: reminded Mr. Morris renting the building as a commercial space would be subject to another site plan review. In addition, keeping in mind two uses on a single parcel require one acre per use.

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Mr. Zimmerman: stated the consideration of this site plan review is to look at the intended use of the Head House, self-storage bin and the portable Display building that falls more under zoning

Mr. Morris: the portable building does meet all setbacks and has the potential to be sold or moved

Mr. Field: acknowledges the existing business in place and recognized Mr. Morris' intent to move the entire operation across to the east side of Route 9 for further development if the opportunity arose.

Mr. Patrick: requested the use of hatch marks for distinction of purposed buildings vs. those buildings currently in use

Mr. Auffredou: questioning the Chairman in regards to a letter received for review from Mr. Colette observing the parking lot. Noted in the letter is an expiration of one year. Clarifying the parking is additional not conditional.

1. Motion: To schedule a Public Hearing for Toadflax Nursery on March 15, 2010 at 7pm pending the corrections to the drawing indicating traffic flow arrows, parking ID and cross-hatching purposed buildings and recommendations from Fire Chief, by: **Mr. Zimmerman**

Second to Motion: Mr. Bergman

Roll Call: Mr. Arnold: YES, Mr. Field: YES, Mr. Bergman: YES, Mr. Zimmerman: YES, Chairman Jensen: YES

Absent from roll: Mr. Osborne

Motion Carried.

2. Motion: To declare the Town of Moreau Planning Board as Lead Agency on Short Form SEQR for Toadflax Nursery, by: **Mr. Field**

Second to Motion: Mr. Arnold

Roll Call: 5 Ayes

Absent: Mr. Osborne

Motion Carried.

2. James Greenwood – Route 9 Public Hearing

James Greenwood is proposing two commercial offices with an accessory building at 1461 Route 9. One office occupied by Mr. Greenwood's construction company and the other by his wife. Mr. Greenwood presented a new drawing showing the flow of storm water management from the stone area to the green space. A second drawing reflects the entire structure indicating the exterior lighting requested. Shown on the second drawing is the area for Handicapped parking. Mr. Greenwood has no intent of servicing trucks or equipment in the accessory building.

Chairman Jensen: set the ground rules opening the Public Hearing to maintain the decorum of the hearing
No Public comments

Mr. Osborne: inquired to any plans Mr. Greenwood may have to connecting to the proposed sewer system

Mr. Patrick: added the Grant program currently under way includes connections to all the buildings as part of the program

Short Environmental Assessment Form:

Part I. Project Information: Questions 1 – 4 completed, 5- New, 6- Professional Offices w/Accessory building, 7- 0.689 acres, 8-Y, 9-commerical, 10-Y NYS Dept. of Transportation, 11-N, 12-N – no questions from the board
Part II. Impact Assessment: A-N, B-N, C1-N, C2-N, C3-N, C4-N, C5-N, C6-N, C7-N, D-N, E-N

**Chairman Jensen polled the board and the public of any environmental concerns for this site - none
Public Hearing is closed 7:45 pm February 1, 2010.**

1.Motion: To declare a negative declaration on the Short Environmental Assessment for James Greenwood Route 9 Professional Offices by: **Mr. Zimmerman**

Second to Motion: Mr. Field

Roll Call: Keith Osborne Y, John R. Arnold Y, Thomas Field Y, Erik Bergman Y, Ronald Zimmerman Y,

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Chairman Jensen Y

Motion Carried.

2. Motion: To approve the Site Plan for James Greenwood Route 9 Professional Offices, by: **Mr. Field**

Second to Motion: Mr. Osborne

Roll Call: Keith Osborne Y, John R. Arnold Y, Thomas Field Y, Erik Bergman Y, Ronald Zimmerman Y,

Chairman Jensen Y

Motion Carried.

3. Motion: To have the Chairman and one other member of the Planning Board sign the Mylar when presented for James Greenwood Route 9 Professional offices by: **Mr. Zimmerman**

Second to Motion: Mr. Field

Roll Call: 6 Ayes, 0 Abstained

Motion Carried.

3. Rogge Subdivision – Route 9 Preliminary Plat Review

Greg Hewlett – presenting a revised drawing for the subdivision of a 9-acre lot into 3 parcels and 4th parcel being a lot line adjustment. Three parcels have frontage on Route 9 and the fourth line adjustment will attach one parcel to Lamplighter granting access. The purpose of this subdivision is estate planning. The modular home not meeting the setbacks has been removed.

Mr. Field: noted the Display Modular to the south is over the property line

Mr. Hewlett: the Modular removed was over the setbacks the one in question is over the setbacks

Mr. Patrick: reiterated the Site Plan is for Estate planning and the Display Modular in question is used for existing business no other changes will be made.

Mr. Hewlett: As the units are sold, they will be replaced and at that time the units will be meet setbacks. The ownership is still under Bernard Rogge.

Mr. Patrick: The lots all comply with zoning

Mr. Field: questioned the mulched pile and should reflect on the drawing that it has been eradicated

1. Motion: To schedule a Public Hearing for Rogge Subdivision Site Plan on March 15, 2010 at 7:10pm pending, by: **Mr. Osborne**

Second to Motion: Mr. Field

Roll Call: 6 Ayes, 0 Abstained

Motion Carried.

2. Motion: To accept Short Form Environmental Assessment for Site Plan Review for Rogge Subdivision, by **Mr. Field**

Second to Motion: Mr. Osborne

Mr. Zimmerman: due to the time lapsed requested new copies of the Short Form Environmental Assessment

Mr. Patrick: requested all paper work and revisions to his office the first week of February in order to get a response from Saratoga County

Roll Call: 6 Ayes 0 Abstained,

Motion Carried.

3. Motion: To declare the Town of Moreau Planning Board as Lead Agency on Short Form SEQR for Rogge Subdivision, by: **Mr. Field**

Second to Motion: Mr. Osborne

Roll Call: 6 Ayes, 0 Abstained

Motion Carried.

4. Arrowwood Meadows Subdivision – Gansevoort Rd Preliminary Plat Review

Travis Mitchell from Environmental Design Partnership presenting a 45-acre Subdivision on Southeast corner of Bluebird and Gansevoort Road. The Northern portion zoned R1 with 15,000 sq ft minimum and Southern portion

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zoned R2 with 22,500 sq ft minimum taking advantage of the Senior component to allow a reduction to 15,000 sq ft. Based on numerical calculations the maximum allowable density of 99 units with water and sewer connections. Supporting the underlying zoning, factoring in the Senior component, the geometry of the site and storm water management developed a conventional layout at 86 units. The design layout is a Cluster before the board with 84 lots, two access roads, one on Bluebird one on Gansevoort road. The Cluster design offers buffers around the perimeter of the site and open space behind the units. Fifteen acres of open space dedicated to a HOA, on a 45-acre site that equates to approximately one third. HOA will be responsible for storm water management will also provide the option of lawn and driveway maintenance to the traditional Cluster units and full maintenance to the Senior units and open space. Lots 1-65 are the traditional Clusters, 12,500 sq ft minimum lot size, with 75-foot frontage. The units ranging from 2,000 to 2,400 sq ft. Lots 66-84 represent the senior component in the R2 as long as 40% of the lots are restricted to 55 years and older. Underlining zoning allows 44 lots in R2, 40% is the equivalent of 18 lots shown in the design presented are 19 lots out of the 44. Average minimum lots size of 9,200 sq ft with 1,600 sq ft houses. Municipal water is located on Bluebird Road and Sewer is located at the intersection of Bluebird and Fort Edward Road. Two gravity sewer systems laid out flowing to low point pump station pumped to Fort Edward Road. The changes made from the last drawing show two walking corridors in the open space behind the lots and shifted lots on approach where headlights were a nuisance concern. For review and submission to engineering were Preliminary Subdivision plan submittal, Storm water management, and Traffic impact study. Supplied sign offs from New York State Heritage and Conservation and Fish and Wildlife also New York State Parks and Recreation and Preservation for archeology issues.

Mr. Patrick: Have copies of Archeology study upon request in the office did not distribute

Town of Moreau Board has pursued fees in lieu of acquiring land

Mr. Field: questioned the variety of plantings noted needed clarification on the 2.5 caliper

Mr. Patrick: noted the parcel behind the senior housing and along the pole line to the north side is vacant with no plantings noted the board might want to consider. Also, found some numbers that did not calculate.

Mr. Osborne: stated for the record he is not a fan of the Cluster design presented, more in favor of the land being contiguous, and open space with better defined corridors

Mr. Bergman: questioned the development of the actual Home Owners Associations By-laws

Mr. Mitchell: Mr. Auffredou and the Planning Board will review the final draft

The consensus from the board is to show plantings on the parcel behind the Senior housing and along the pole line to the north internally.

1. Motion: To declare the Town of Moreau Planning Board as Lead Agency on SEQR for Arrowwood Meadows Subdivision, by: **Mr. Field**

Second to Motion: Mr. Arnold

Roll Call: 5 Ayes, 1 Opposed Mr. Osborne, 0 Abstained

Motion Carried.

2. Motion: To schedule a Public Hearing for Arrowwood Meadows Subdivision Site Plan on March 15, 2010 at 7:30pm pending engineering reviews, by: **Mr. Field**

Second to Motion: Mr. Bergman

Public Hearing may be started without final reviews back from the Saratoga County

Roll Call: 6 Ayes, 0 Abstained

Motion Carried.

5. DMMH Corporation – Route 9 Site Plan Review

Greg Hewlett, Dave Rogge with Ethan Hall from Ruzinski-Hall Architects' reviewing the proposed YMCA agreement to lease of 1.5 acres, 12,500 sq ft of the former Paint Ball location on a 7.28-acre parcel Route 9 lot. The lease site is 1.78 acres in the front of the parcel with route 9 access. A demolition permit secured to remove the loading dock to allow for parking along the east side of the building with several entrance/exit to the building. Access is a three-lane, one lane to enter and two lanes to exit north

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or south onto route 9. The lease agreement between the two parties allows a 35-foot easement to remain open for the movement of Boat storage etc. in the back to the storage space. One hundred and ten parking spaces provided. The existing lot is primarily sand with the use of catch basins and dry wells for storm water management. Sanitary sewage to leach field currently under the blacktop, the intent is to hook up to the Municipal Sewage coming to route 9. A new septic tank proposed, in the interim put a subsurface disposal system in the back once the new system is in place that pump chamber will act as the grinder then pumped to the new municipal system. New parapet added to hide the HVAC system and keep the roofline. Planting are a mix of low shrubs and trees.

Mr. Patrick noted the second response from DEC reviewing the entire 7.28-acre lot is adequate due to no soil disturbance on the existing site.

Mr. Field: requested signage for the access lanes

Mr. Osborne: question permeable surface on compacted gravel please denote areas with gravel

Mr. Rogge: item 4 originally put done by previous occupants

Mr. Zimmerman: describe the snow removal plan

Mr. Hall: stock piled on site later removed to the back parcel

Mr. Field: Add a snow removal site on the drawings

Mr. Osborne: and additional handicapped parking space shown one per 25 parking spaces

Consensus is to send to the engineers for review

1. Motion: To declare the Town of Moreau Planning Board as Lead Agency on Long Form SEQR for YMCA Moreau Site Plan review, by: **Mr. Field**

Second to Motion: Mr. Zimmerman

Roll Call: 6 Ayes, 0 Abstained

Motion Carried.

2. Motion: To schedule a Public Hearing for YMCA Moreau Site Plan on March 15, 2010 at 7:35pm pending snow storage plan, by: **Mr. Osborne**

Second to Motion: Mr. Bergman

Roll Call: 6 Ayes, 0 Abstained

Motion Carried.

Reed Antis addressed the board for consideration of carefully addressing invasive species possibly planted with all the new subdivisions on the docket

1. Motion: To adjourn Regular Planning Board meeting at 9:30 pm by: **Mr. Zimmerman,**

Second to Motion: Mr. Field

Roll Call: 7 Ayes, 0 Abstained

Motion Carried.

Respectively Submitted, Signature on file

Cherie A Kory 2/7/10