

A meeting of the Town of Moreau Planning Board was held on February 26, 2013 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

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

Present:

Keith Osborne	Planning Board Member
Reed Antis	Planning Board Member
John Arnold	Planning Board Member
Erik Bergman	Planning Board Member
Linda Riggi	Alternate Planning Board Member
Ron Zimmerman	Planning Board Member
G. Peter Jensen	Chairman

Absent:

Dave Paska                      Planning Board Member

Also Present: Joseph Patricke, Code Enforcement Officer

In the absence of Mr. Paska, Mrs. Riggi is sitting in. Minutes of the January 28, 2013 meeting were reviewed. Corrections to minutes: Page 1, attendance, Mr. Bergman's name was misspelled. Motion to accept the minutes with this correct by Mr. Antis, second by Mr. Osborne, carries unanimously.

#1 Mr. Horning  
Site Plan Review

Mr. ~~Mr.~~ Horning appeared and has made some corrections on the drawings. Trees have been located, 25 year storm water plan added, ZBA has reduced the parking from 111 to 64. This is located on Route 9 across from Luisa's restaurant and the Town & Country Motel. [Amended 3/18/13 by PB]

Chairman: One of the biggest issues was completion of storm water which will go to Mr. Robinson for review, detailed information is required including a topo, and I am sure that Mr. Robinson will be able to fill you in on the scary details as to what is required to complete the SWPPP. If you or your consultants would contact him for discussion. We will refer it to Saratoga County when we get further along because of proximity to Route 9, we will make sure that everything in the code is addressed in the application, and I think we are lacking the environmental assessment for this, unless I am mistaken.

Mr. Horning: Keith mentioned that we need a long form and we reduced it to 10,000 so do we need it to be long form?

Mr. Patricke: It was 11,000sq. ft. before and now it is 9,999.

Mr. Osborne: We could still require the long form if we wanted to.

Chairman Jensen: We have erred on the side of caution, when we get further along, is this going to be retail going in? Are you going to need DEC or anybody like that and a coordinated review, permits from anyone else?

Mr. Patricke: You were starting out no restaurants, if he gets a restaurant, he has to address it as a separate issue but no other outside agencies besides DEC for SWPPP, municipal water for septic, no one else.

Chairman Jensen: Board?

Mr. Patricke: DOT will also be involved for entranceways on Route 9 permitting.

Mr. Horning: We're not changing the entryways, maybe eliminating one. DEC still gets involved?

Mr. Patricke: Yes, you are paving up to the road so they do permit that as a formality.

Chairman Jensen: Board, what is your pleasure?

I err on the side of caution; Long Form.

Mr. Zimmerman: I would too, it is visible, good sized, on Route 9; well served by Long Form.

Mr. Osborne: Motion to require Long Form SEQR Review for Lee Horning Site Plan review

Mr. Zimmerman: Second

A Roll Call vote proceeded as follows: Mr. Osborne, Yes, Mr. Antis, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Ms. Riggi, Yes; Mr. Zimmerman, Yes; Chairman Jensen, Yes. Motion carries unanimously.

Chairman Jensen: Board anything further?

Mr. Zimmerman: I have a note from last time, in December that the map and the tax rolls disagreed for acreage, is that resolved?

Mr. Patricke: Yes he did come see me and we have it correct now.

Mr. Antis: What is it?

Mr. Patricke: Not sure.

Mr. Horning: 2.49 acres.

Mr. Osborne: We'll get all new corrected maps, etc.

Mr. Patricke: Has everyone been there?

Chairman Jensen: Board, do you feel a site visit would be beneficial?

Mr. Osborne: Yes, but not necessary.

Mr. Bergman: Agree.

Mr. Arnold: Agree, the site is pretty visible on a drive-by.

Chairman Jensen: Do you have any questions of us?

Mr. Horning: Do you want a detailed drawing of the sign?

Mr. Osborne: Yes.

Chairman Jensen: In conformity with sign ordinances of the Town.

Mr. Horning: I will be using the same one.

Mr. Patricke: Look at the existing shopping plazas, there's never enough signage, get plenty in there now because you can't change it later and every business is going to want a sign.

Mr. Arnold: The size of the sign itself is on the permit, but what about on the building?

Mr. Patricke: It's on the sign law.

Mr. Arnold: We need ingress and egress radiuses on the map.

Mr. Patricke: DOT will want that on the map. If you have problems, Garry will help you.

Mr. Arnold: We will need to know if you have signage directing delivery trucks, etc.

Mr. Patricke: Did you talk last month about endangered species?

Chairman Jensen: Goes along with the Long Form EAF.

Mr. Osborne: You will have to get something from SHIPO and Green Island.

Mr. Antis: Is there going to be a traffic study? Will it affect the intersection with Butler Road?

Chairman Jensen: I don't think so.

Mr. Osborne: Negligible.

Mr. Horning: That's a good quarter mile north.

Mr. Antis: It is tough to go north from that entrance.

Mr. Zimmerman: We will look to see how the curb cuts line up with the other side of the road.

Chairman Jensen: The survey will pick that up.

Mr. Patricke: You want a survey?

Chairman Jensen: I want that much.

Mr. Patricke: March 18<sup>th</sup> is our meeting date.

Mr. Horning: I don't know if I can get it done by then.

Mr. Patricke: We'll be here in April, too.

Mr. Osborne: The 15<sup>th</sup>.

Mr. Patricke: Deadline for that is the 1<sup>st</sup>.

Mr. Horning: That might be tight too but we'll work on it.

Mr. Patricke: If we can help let us know.

#2 McKenzie, Michael and Real MacKenzie

Sketch Plan Review

Mr. Patricke: It was my fault you didn't have a map last month, they were in my office well protected and I didn't plan not to be here. They are here because the subdivided in the last seven years, and has to come before the Planning Board. Last subdivision went to the state and became part of the Park. I would call it northerly, northwesterly, it's part of the mountain.

Mr. Zimmerman: What triggered that?

Mr. Patricke: The State purchased it to add to their hiking, etc. As you can see on the map, two brothers are splitting the land and adding to their individual lots and splitting the remaining lots to add to their lots.

Mr. Patricke and Mrs. McKenzie demonstrated on the maps. A piece of Lot 4 goes to Lot 3 with Lot 1, Michael and Celine. A piece of Lot 1 goes to Lot 2 for Real and is merged to their current holding, no number, and added to another parcel. It is not landlocked.

Mr. Patricke: He's going to have his surveyor call me so we can shade these in a way that makes more sense on the drawing.

Mr. Bergman: Could we have a before, "today" sheet and another with the proposal on it?

Mr. Patricke: Ok.

Mr. Osborne: Do you plan to sell them?

Mr. McKenzie: No, we plan to keep it.

Mr. Antis: Are there any structures on these?

Mr. Patricke: No. It was the Salvation Army camp. There are no buildings except on the two lots we are merging to, but not to the big one that's being split. We've asked for a current and after survey and a shaded lot so we can see what's happening readily.

Mr. Antis: Where is Saddle Hill Apts.?

Mr. Patricke: On the piece identified as Gabyrziak. Real has a couple of apartments, mostly the other.

Mr. Osborne: Setback issues?

Mr. Patricke: None. We can have that added to the map. We just inspected all the buildings down there and there are no setback issues.

Chairman Jensen: Board, now that we know what we are doing, what would we like to see? Short or Long EAF, any referrals, I definitely think we need a threatened and endangered species will come into play, it has before, we did this with Real.

Mr. Arnold: Do we need to do that for subdividing boundary lots? We are creating lots, but...

Mr. Zimmerman: It would come back for future developments.

Mr. Patricke: There won't be future developments, it is too steep.

Mr. Arnold: I don't think we need endangered species and all just to move some boundary lines.

Chairman Jensen: Not adding any structures at this juncture?

Chairman Jensen: Let's make an executive decision and accept a short form EAF on this one.

Mr. Antis: Why is the 15 acre chestnut lot annotated?

~~Mr. Arnold:~~ Mr. Patricke: It's old info. [Amended 3/18/123 by PB]

Mr. Patricke: We've talked about survey things and short form EAF.

Chairman Jensen: It is a Town Road.

Mr. Patricke: Next to a State Park.

Chairman Jensen: So it goes to the County?

Mr. Zimmerman: I think those suggested corrections need to be there when it goes to the County.

Mr. Patricke: I do have a distinct legal description of every lot.

Mr. Arnold: Shading would be quicker.

Chairman Jensen: Further?

Mr. Arnold: Will we have heard by the next Planning meeting?

Mr. Patricke: Depends on when they submit. Probably not, because it's late.

Mr. Osborne: So we can hold off on setting the public hearing or we can set it for April 15<sup>th</sup>. Move to schedule public hearing for Real MacKenzie and Michael McKenzie subdivision April 15<sup>th</sup>, 2013 at 7:01p.m. Seconded by John Arnold, a Roll Call vote proceeded as follows: Mr. Osborne, Yes, Mr. Antis, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Ms. Riggi, Yes; Mr. Zimmerman, Yes; Chairman Jensen, Yes. Motion carries unanimously.

Chairman Jensen: Deerfield is not ready and not on our agenda this evening.

#### **#4 R.A.S.P. Site Plan Review**

Richard Jones, architect representing RASP Inc., Don Richards and Mike Close from RASP, appeared. Planning an addition and renovation to existing plant on Dukes Way off of Route 9 South of I-87. It is a tilt up concrete structure, proposing two additions: an office wing on North, warehouse wing on North toward cul de sac. Restructuring the side area around the building.

Chairman Jensen: Are you disturbing more than an acre?

Mr. Jones: Yes, we are relocating everything on that portion, utilities, driveways, parking etc. Employees, guests and visitors, delivery and pickup access, gated and fenced outdoor storage. We are adding new septic for the office wing, the septic works for the existing center part, break room, public toilets, and the warehouse is strictly warehouse. We have included a short form EAF, sounds like I will need a Long Form. We have all of our cut sheets and a lighting calculation sheet; we have a complete layout drawing and proposed elevations for the project. Existing, warehouse addition, pre-engineered on North end façade on street side, single story office on South end with a public entrance. Insulated wall materials with matching finished, gray and gray, some color in this area and colored siding. Not selected. We can if you want us to provide that. We have as part of the package worked with Ken Martin on site drainage and

septic design, SWPPP permit is designed, grading and drainage on plan, layout, and utilities. Supporting details. On our layout sheet we also have a planting plan with required Moreau acceptable species. Zoning required 68 parking places and we would ask for a waiver for 30 spaces on this side, all sized and incorporated this into the calculations and for the lighting. If we can get it, fine, if not, we will build it.

Chairman Jensen: You will have to go to the ZBA for a change in the parking requirements.

Applicants prefer not to go to the ZBA, so state they will build it rather than go to the ZBA.

Mr. Osborne: But we can go down the path of banking it.

Mr. Patricke: We all agree it's a good idea, but it's not in the Code.

Mr. Arnold: We can move ahead as if it were, and do something conditionally.

Chairman Jensen: We won't have a response soon enough. It goes to County too.

Mr. Arnold: They have time to go to Zoning, because they are waiting for the County anyway.

Mr. Zimmerman: So you might as well.

Mr. Arnold: We can move ahead, but not give approval. The Board here thinks you have time to go to the ZBA as you are waiting for the County anyway.

Mr. Osborne: I don't think approval will be an issue, it reduces permeability.

Mr. Patricke: Last time the County asked us to please revise our Code.

Mr. Close: Time is crucial.

Mr. Jones: We had wanted to get into the ground on the 1<sup>st</sup> of May- 15<sup>th</sup>. If we go to ZBA end of next month, we can still do that.

Mr. Zimmerman: If we opened a public hearing in March, we would table it.

Mr. Jones: Do we come back in March?

Chairman Jensen: If you want to. This will also have to go to our consultant for storm water. He has already taken a look at it. Before we approve it, he will have to be satisfied. So cover yourself by talking to him.

Mr. Robinson: One thing I saw on the SWPPP and drainage is that soil work done before was done without any representation from the Town and the Town doesn't allow that, so it will need to be done again when the frost goes out with a Town rep there.

Chairman Jensen: This is manufacturing. What is going to be manufactured? Not just because I am curious, we need to determine whether there are air quality issues, etc. to refer to DEC.

Mr. Jones: It's a control-type panel.

Mr. Patricke: They are currently in Moreau at EPIC holdings.

Mr. Antis: We saw them last year for this.

Mr. Richards: We don't use water, electricity, chemicals. We use hand tools.

Mr. Zimmerman: Do you currently operate under any permits?

Mr. Jones: No.

Mr. Osborne: Is soil work about wastewater?

Mr. Robinson: And infiltration, both. Certain requirements for test holes every 50 ft. We need those done, plus septic system perc tests were done in '04 and no one saw them.

Mr. Arnold: It is a formality, it percs too well in there.

Mr. Osborne: If you do go to Zoning, maybe the County will tell us to update our Code again.

Mr. Zimmerman: You referenced a Long Form; we need to see the SHIPO.

Chairman Jensen: It was done when the Park was created, but they have to do it relevant to what they are doing.

Mr. Patricke: Yes, this is site specific.

Mr. Osborne: Motion to hold a Public Hearing April 15<sup>th</sup> at 7:11p.m.

Mr. Arnold: Second.

A Roll Call vote proceeded as follows: Mr. Osborne, Yes, Mr. Antis, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Ms. Riggi, Yes; Mr. Zimmerman, Yes; Chairman Jensen, Yes. Motion carries unanimously.

Chairman Jensen: Your decision whether you go to ZBA or not, we will take it from there but by all means talk to Mr. Robinson and get all your ducks in order. Mr. Jones, any questions?

Motion to adjourn made by Mr. Arnold and seconded by Mr. Bergman at 7:59 p.m. carried unanimously.

Respectfully Submitted,

Tricia S. Andrews.