

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 July 19, 2010

Planning Board Regular Meeting

July 19, 2010

Attending Board Members: Secretary Thomas Field sat in for Chairman G. Peter Jensen
Keith Osborne, John R. Arnold, Erik Bergman, Ronald Zimmerman,
Alternate: Dave Paska
Recording Secretary: Cherie Kory
Absent Board Members: Chris Barden, Chairman, G. Peter Jensen

Others Present: Building Inspector: Joseph Patricke, Town Attorney: Martin Auffredou & Town Engineer: Garry Robinson
Mr. Field called the meeting to order at 7pm.

1. Motion: To approve the June 21, 2010 Planning Board minutes as Amended, by: **Mr. Arnold:**

Second to Motion: Mr. Bergman

Discussion/Corrections:

Page 1332 change Motion #1 for Arrowhead Meadows to a vote of NO waiving 600' site line requirements
Page 1330 change "regress" to egress and ingress

Roll Call: 6 Ayes: 0 Abstained,

Absent Board Members: Chris Barden, Chairman, G. Peter Jensen

Motion Carried.

AGENDA

**1. Mary-Jo Barody Subdivision
Sketch Plan Review**

Mr. Patricke: Adjourned to the next regular planning board meeting

**2. The McCormick Group – Public Hearing
Site Plan Review**

Richard Jones Architects working with TMG property management group, proposing to add a tenant to 1582 US Rte 9, a 1.88-acre site. Approval granted by the ZBA to add a use to 1 acre of the property. Per the board's request, the modified plan to show a 3' high berm across the west elevation running parallel with Route 9 and the new or replaced chain linked fencing. The berm planted with a weed barrier and mulch for easy maintenance. Turning radius shown in the various locations with adequate space to maneuver vehicles. Process of deliveries will come in from Route 9 through the sliding gate shown on the front side of the property traveling counter clockwise around the tank. Gravel from fence line to fence line with the exception of where the two existing tanks were located prior to the McCormick Group owning the property. Also shown is the small-gated area securing the storage tanks.

Mr. Field: set the ground rules to maintain the decorum of the meeting opening the Public Hearing

Reed Antis: requested using the invasive species guidelines for any proposed planting, available in Mr. Patrick's office

Mr. Arnold: is the small storage area for empty tanks

Gary Barmen: it is not cost effective to empty the 100-gallon or less tanks.

Mr. Zimmerman: how tall are the proposed planting on top of the berm and any plans for slating on the chain-linked fence running parallel with Route 9

Mr. Jones: 6 to 12' of growth per year. Will entertain if the board prefers however none planted behind the berm. Agreed to the sliding gated area using the sheeted fence coverings offered by Adirondack fence.

Mr. Osborne: questioned storm water management

Mr. Jones: Indicated the sheeting ran across the property from front to back. The soils are very fast, a minute or less. The backside of the berm is gravel. The contour is pitching to the north and from the west side to the east side. Only a third of an acre is being disturbed.

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Mr. Zimmerman: questioned snow management

Mr. Jones: there is a great deal of storage within the fence area along the parameter inside corners

Mr. Osborne: requested denoting the snow management on the final plan

Mr. Patricke: No issues with the fire separations and no countywide impacts

Mr. Jones: Saratoga county was looking for DOT notification for permit and that is contingent upon this board's approval.

Mr. Patricke: requested the indication square footage for any signage on the final plans. A two sided sign counts on one side.

Mr. Osborne: questioned the gravel density... Mr. Jones indicated the gravel at 95% density

Mr. Zimmerman: questioned lighted signage...Mr. Jones no the sign will not be. All lighting will be down cast

Mr. Zimmerman: counted 6 total parking spaces inclusive of one handicapped

Mr. Jones: building permits secured to turn the existing small building into an office

Mr. Patricke: questioned the repair i.e. painting of the storage tanks

Gary Barmen: all repairs conducted off site no retail the site is not manned

The Board reviewed and commented on the Short Form EAF presented by Verizon, no adverse environmental impacts founded. Chairman Jensen: polled the public for any environmental concerns

1. Motion: To declare a negative declaration Short Form Environmental Assessment on the Site Plan Review for the McCormick Group, by: **Mr. Osborne**

Second to Motion: Mr. Arnold

Roll Call: Keith Osborne Y, Mr. Arnold Y, Mr. Bergman Y, Mr. Zimmerman Y, Mr. Paska, Mr. Field Y

Absent Board Members: Chris Barden, Chairman, G. Peter Jensen

Motion Carried.

Public Hearing closed at 7:30 pm

2. Motion: To grant final approval to the McCormick Group located at 1582 US Rte 9 contingent upon the following changes to the final drawings submitted: 1.) Fence slats or sheeting on the sliding gates i.e. Adirondack fencing, 2.) ID snow storage location, 3.) Add signage specs, 4.) change the plantings to coincide with the suggested noninvasive list available in Mr. Patrick's office by: **Mr. Zimmerman**

Second to Motion: Mr. Bergman

Roll Call: Keith Osborne Y, Mr. Arnold Y, Mr. Bergman Y, Mr. Zimmerman Y, Mr. Paska, Mr. Field Y

Absent Board Members: Chris Barden, Chairman, G. Peter Jensen

Motion Carried.

3. Motion: To have the Chairman and one other member of the Planning Board sign the Mylar when presented from the McCormick Group by: **Mr. Zimmerman**

Second to Motion: Mr. Arnold

Roll Call: 6 Ayes: 0 Abstained,

Absent Board Members: Chris Barden, Chairman, G. Peter Jensen

Motion Carried.

4. Winterberry Woods Subdivision Preliminary Plat Review

Mr. Zimmerman recused himself from the review his employer is in contract with Winterberry Woods

Travis Mitchell, with Environmental Design Partnership, presented the proposed 38-acre cluster subdivision on the Southwest corner of Bluebird Road and Fort Edward Road. The Preliminary Plat presented last reviewed in December of 2009. The majority of the site is zoned R1 with a small portion zoned R2. The average lot size is 12,700 sq ft and the minimum 10,400 sq ft houses, with frontage of 80'. Maximum permitted lots of 77 with water and sewer. Factoring in the geometry of the land and storm water management shown is the cluster density of 60 new units and 1 existing, a 2.5-acre Farmhouse: no

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horses. Under 12 acres of land in an HOA, the cluster layout preserved the vegetation along Bluebird road and Fort Edward roads. The design also provides open space behind the each lot. Two access points one on Bluebird and the other on the Fort Edward. Final reviews are in from the Town Engineer, Traffic (recommended on final approval language to maintain the vegetation on the Fort Edward road access point to improve site distance), and sign off from the N.Y.S. National Heritage Program. No DEC wet lands. The only major changes from the last drawing are the elimination of lots near the Army Corp. wetlands on the southern hedge. HOA will maintain the storm water management and open spaces also providing the option of lawn and driveway maintenance.

Mr. Osborne: requested infrastructure increased from conventional as opposed to cluster. Push the homes at the Bluebird Rd access to the west and east of the lot to avoid headlights.

Mr. Arnold: questioned the hammer head

Mr. Mitchell: will review with the highway department superintendent. There is potential formalized contract with the connect to adjoining property

Mr. Paska: questioned the entrances to the HOA space...Mr. Mitchell clarified no walkways planned

Mr. Mitchell: grayed space along Bluebird is county easement for drainage

Mr. Paska: questioned the sewer lines from Arrowhead project

Mr. Mitchell: The pump station for the apartment project is force main located on Sisson road. The current apartment pump station has been installed the Arrowhead and Winterberry project will share a force main. The challenge with a pressure system vs. gravity system is building small enough to handle the existing but large enough to handle future flow for potential dual lines expanded upon. The point is to receive flows on Bluebird and eventually out to the Route 9 corridor.

Mr. Osborne: questioned the principles....Travis Mitchell and Richard Schermerhorn

1. Motion: To schedule a Public Hearing for Winterberry Woods Subdivision on August 16, 2010 at 7pm, by: **Mr. Osborne**

Second to Motion: Mr. Paska

Roll Call: 6 Ayes: 0 Abstained,

Absent Board Members: Chris Barden, Chairman, G. Peter Jensen

Motion Carried.

1. Motion: To adjourn Regular Planning Board meeting at 8:55 pm by **Mr. Arnold,**

Second to Motion: Mr. Paska

Roll Call: 6 Ayes: 0 Abstained

Absent Board Members: Chris Barden, Chairman, G. Peter Jensen

Motion Carried.

Respectively Submitted, Signature on file

Cherie A Kory 7/26/2010