

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 March 16, 2009

Planning Board Regular Meeting

March 16, 2009

Attending Board Members:

Chairman, G. Peter Jensen, James Edwards, Ronald Zimmerman, John R. Arnold, Thomas Field, Ronald Caulin,
Recording Secretary: Cherie Kory

Absent Board Members: Gary L. Dickenson

Others Present: Building Inspector, Joseph Patricke

Chairman Jensen called the meeting to order at 7pm.

1. Motion: To approve the January 26, 2009 Planning Board minutes as Amended, by: **Mr. Arnold Second to Motion:** Mr. Caulin

Discussion/Corrections:

- Page 1261 Typo replace “4” with “e” dedicated
- Page 1261 change plum to “plume”
- Page 1262 change tail to “trail”
- Page 1258 change Wes to “West”

Roll Call: 6 Ayes 0 Abstained

Absent: Gary L. Dickenson

Motion Carried.

2. Motion: To approve February 23, 2009, Planning Board minutes as Amended, by: **Mr. Caulin**

Second to Motion: No second made to Mr. Caulin’s motion

Discussion/Corrections:

- Page 1 change lot size from 1,500 sq ft to 15,000 sq ft
- Page 1 change R1 to 31 acres and R2 to 6.7 acres
- Page 1 add “homeowners” following individual

Roll Call:

Absent: Gary L. Dickenson

Motion Carried Failed

1. Winterberry Woods Subdivision – Sketch Plan Review

Travis Mitchell presented the progression of three sketch plans for a 38-acre subdivision on the South West corner of Bluebird road and Fort Edward road. Majority of the subdivision is in R1 with a minimum 15,000 sq ft lot size. The remaining 6.7 acres in R2, minimum lot size of 22,400 sq ft with a maximum of 77 lots permitted connected to municipal water and sewer. Once geometry and storm water are factored in the design layout density accommodates 66 developable lots...two roadway entrances one on Bluebird and the other on the Fort Edward Road. The first sketch presented included a 6-acre parcel known as “existing” lot with 8.75 acres of Open Space. Minimum lot size at 10,000 sq ft and the majority of lots sizes at 10/11 thousand square feet. Both the second and third sketch reflect a reduction of lot #1 from 6 acres to 2.4 acres increasing green space to break up the long continuous string of lots along Bluebird road as suggested by the board. The current sketch reflects increased open space of approximately 10.6 acres. No lot shown on the Stub street and moved the adjacent house slightly to the south. The latest layout moved the Bluebird access to the apex on the curve as suggested by Board. The Home Owners Association will be responsible for the open space and storm water maintenance, also providing lawn maintenance, snow plowing and other opportunities if desired by homeowners. Smaller lots are increased and varied the minimum lot at 10,400, the average lot at 12,700 and the largest lot at 36,000 sq ft. The roadways built to Town specs and dedicated to the Town. Initiated a traffic study factoring in the other developments in the area and other typical agency reviews.

Mr. Edwards: When is traffic study expected to be completed?

Mr. Mitchell: By the next meeting from Creighton Manning, they performed the other studies in this area

Mr. Field: including the Industrial Park

Mr. Mitchell: Yes... they worked extensively on the adjacent apartment complex and this study will be in addition to that study.

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Mr. Patricke: they called and asked to ID any additional projects and there are no new ones other than this project.
Mr. Edwards: what is the project down to the south of Fort Edward road access...Badruden
Mr. Patricke: Badruden never approved, Diehl's is approved and is included
Mr. Arnold: looking at the three driveways that unload into the intersection can they be revised.
Mr. Mitchell: Yes...this is sketch level and will progress with the plan
Mr. Patricke: current developments have turn arounds on the property
Mr. Mitchell: current sketch is conceptual the plan will reflect actual driveway
Mr. Arnold: the site line is better on apex at the access to Bluebird
Mr. Edwards: should consider Town standards on street lighting
Mr. Patricke: mandated by the Town Board to have street lights on town roads
Mr. Mitchell: Town will own the roads
Mr. Field: concern is the positioning of houses across from the intersection how will they be affected by lights coming into the living space
Mr. Mitchell: agrees...may have to add some green space and or widen out the lots at the intersection
Mr. Zimmerman: are we prepared for a Public Hearing...do the minutes have what is needed
Mr. Patricke: no this is still in sketch plan review... the first two sketches outlined the layout concerns nearing the move to engineering.
Mr. Mitchell: looking for comfort from the Board on the general layout on the sketch before moving forward
Mr. Arnold: in regards to the storm water in the backyards of those houses what would be the depth
Mr. Mitchell: have not looked at the numbers... intension is to take advantage of natural depression and keep it shallow. We have installed ground water monitors will input the information into the Storm Water Design. Remove as few trees as possible keeping the existing depression.
Mr. Arnold: will this be a development with fenced storm water collection basins
Mr. Mitchell: will propose fencing if warranted, may be split rail with chicken wire
Mr. Patricke: are you proposing a wet pond
Mr. Mitchell: No the preference is dry pond; the plans are not in detail design yet
Mr. Edwards: questioned the ground water table
Mr. Mitchell: referred to an area were the table was higher would like to keep it, all in one area have to wait to see how the site grades out
Mr. Edwards: will the water be in Phases
Mr. Arnold: the way the site lays out, better not to there is no good continuous group to break into a phase
Mr. Patricke: have found it is difficult to put in storm water in Phases
Mr. Arnold: are there any plans to plant in the green spaces or just not disturb what is there
Mr. Mitchell: the idea is not to disturb, the darker green represents the existing vegetation, and will look at what make sense to plant
Mr. Patricke: in the absence of Mr. Auffredou...it has been indicated that a letter of intent for endangered species' is no longer acceptable from DEC for the SEQR review by the Town
Mr. Mitchell: unaware and will call to confirm
Mr. Edwards: any plans for the green space in the way of common areas, recreation, sidewalks and/or walking paths
Mr. Mitchell: currently in the talking stage and will preserve the ability to do so
Mr. Edwards: concerned the pond located in the center could be wet and pose a safety issue
Mr. Mitchell: perks are not an issue the soil is sandy the data from monitoring wells will be reviewed with the storm water management.
Mr. Edwards: requested a walk through to see the boundaries and any underlining issues
Mr. Zimmerman: questioned the number of lots and asked if it would require a variance by Public Health
Mr. Mitchell: 66 lots, the proposal is municipal water and sewer
Mr. Edwards: questioned the excess sufficient capacity of Glens Falls waste water
Mr. Mitchell: Glens Falls has the capacity
Chairman Jensen: the planning board has no sketch plan approval in the regulations is there any opposition from the board to this project. The consensus was *none*

Mr. Patricke: the next Regular Planning Board Meeting will be held on April 20, 2009 at 7pm

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2. Baker, Michael – Baker Landscape Irrigation Site Plan Review

Mark Delsignore with Michael Baker entering a contract to purchase garage with electricity on Fortsville Road. Proposed use is storage, no use change a couple of vehicles moving out in the morning 7:30 and a couple of vehicles back in around 5 pm in the evening. No changes to unpaved driveway the site is flat no contours showing on map. Buffers around most of garage with lento attached on 2.3 acres. The only changes will be doors on the garage to protect equipment (i.e. lawn irrigation) and materials (i.e. piping for underground sprinklers), also to enclose lento.

Mr. Patricke: all in door storage

Mr. Delsignore: yes

Mr. Baker: may be some brick pavers...pallets

Mr. Patricke: so there will be some outside storage

Mr. Baker: not significant most everything can go inside

Mr. Delsignore: the need is to keep as much as possible out of sight for security

Mr. Edwards: this is a landscaping business with mowers

Mr. Baker: no not a lot of lawn maintenance, two trucks will be parked at night the balance goes home and the trailers primarily stay on the job site

Mr. Patricke: Mr. Baker is currently operating out of the Town of Moreau on Sisson road

Mr. Arnold: recommended to clear brush around the entrance of driveway for better site and concerned of noise levels a house is located very close. Is irrigation pipe steel and how will deliveries occur

Mr. Baker: no steel pipe, plastic. A box truck will drop material no tractor tailors

Mr. Arnold: questioned security lighting...again the concern is the adjacent house

Mr. Baker: none in the current plans unless they experience a robbery...there is a fence

Chairman Jensen: questioned truck maintenance on the site

Mr. Baker: Warren Ford performs service on the trucks

Mr. Field: questioned drains in the building

Mr. Baker: none is known to exist

Mr. Field: should they exist you must plug them unless there is a compelling reason not to. Also would like to see reasonable parking added to the plan. a list of outside storage items and their location with a plan outline to show how that storage will blend into the site

Mr. Baker: intention is to place pavers in the buffered area where it is currently cleared

Mr. Zimmerman: will there be customers on site (i.e. storefront)

Mr. Baker: none

Mr. Arnold: questioned storage of pesticides associated to landscaping

Mr. Baker: none not licensed

Mr. Edwards: questioned any plans to expand on the large parcel

Mr. Baker: uncertain at this time would like to get in possible in future

Mr. Delsignore: the intent now is to relieve the burden of renting storage space and if the business grew, come back for site plan.

Mr. Field: the board is try to define up front what the plans are for the site to avoid giving carte blanche

Mr. Delsignore: recap...define the truck parking on site

Mr. Patricke: define the entrance on the broad driveway, parking and the outside storage

Mr. Zimmerman: any signage

Mr. Baker: currently none in the plans

Mr. Patricke: any plumbing in the building...any septic

Mr. Baker: none

Mr. Caulin: any intended restrooms

Mr. Delsignore: if the business grew to need a more formal office would consider

Mr. Baker: material stays on site the trucks are in to organize and then they are off. Many times the material stays on the job site and the trucks will not return to storage site. Fuel costs keep the big trucks on site and the workers car pool off the job site

Mr. Edwards: any lighting currently on the building

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Mr. Baker: will accommodate the neighbors the garage may have been part of the house at one time

Mr. Arnold: is there separate electric ran to building

Mr. Baker: unknown

Mr. Field: there is a meter on the building

Mr. Patricke: where are the doors on the building

Mr. Baker: on the front and side...the thought was to switch to back and close off side door

Mr. Patricke: facing the house? To redo the doors a permit is needed

Mr. Zimmerman: questioned why the board was reviewing the plan

Mr. Patricke: not a change of use but a change of occupancy...the building was once part of the house then separated and sold. Caccavo was using site for storage.

Chairman Jensen: polled the board...is there a need for a Public Hearing...consensus was NO

1.Motion: To not hold a Public Hearing for Baker Site Plan Review by: **Mr. Edwards**

Second to Motion: Mr. Arnold.

Mr. Field: requested discussion...based on the simple project the applicant will have to return with the additions requested from the board. This commercial lot has had various uses. Are we sure we know all that there is to know about this lot.

Mr. Edwards: when you purchased did the bank require an environmental review

Mr. Baker: the parcel has not been purchased yet...private financed

Roll Call: James Edwards: NO, Ronald Zimmerman: NO, John R. Arnold: NO, Thomas Field: NO, Ronald Caulin: NO, Chairman Jensen: NO

Absent: Gary L. Dickenson

Motion Defeated

2.Motion: To hold a Public Hearing for Baker Site Plan Review at the next Regular Planning Board meeting on April 20, 2009 at 7pm by: **Mr. Field:**

Second to Motion: Mr. Caulin

Roll Call: James Edwards: YES, Ronald Zimmerman: YES, John R. Arnold: YES, Thomas Field: YES, Ronald Caulin: YES, Chairman Jensen: YES

Absent: Gary L. Dickenson

Motion Carried.

3.Motion: To accept Short Environmental Assessment Form for the Baker Site Plan Review at the next Regular Planning Board meeting on April 20, 2009 at 7pm by: **Mr. Field:**

Second to Motion: Mr. Zimmerman

Roll Call: 6 Ayes, 0 Abstained

Absent: Gary L. Dickenson

Motion Carried.

Mr. Patricke: we agree this does not need to go to engineering...consensus is yes-short form EAF

Mr. Caulin: consider lighting plan

Chairman Jensen: Draft from Mr. Auffredou for Woodstone any questions or comments

Mr. Field: first page second paragraph: rezoning who rezoned MIP: different wording needed to indicate the Town Board prepared; passed verbiage to Mr. Patrick for review changes

page nine bottom paragraph: negative declaration add "as follows" leading into specific items

Mr. Arnold: questioned noise restrictions the complaint procedures

Mr. Field: note in that same paragraph outlines the procedures that is why it was important to change the lead going into that verbiage

Mr. Patricke: unknown...Town would generate, private would not enforce

Mr. Zimmerman: page fourteen outlines additional action to revisit

Mr. Edwards: noise is difficult to define

Mr. Patricke: would be normal administration on Town and the resolution would be for Woodstone to correct

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Chairman Jensen: page 10: under decision 3-2 draft in previous draft the verbiage was better defined and clear, the recommendation is to put the original sentence back in.

The consensus is the Planning Board is conformable with the direction the decision is going. Hold on a motion to accept or accept as amended.

Mr. Patricke: no rush has not heard from the applicant...redo additions for review and final acceptance.

Mr. Caulin: should Mr. Dickerson's name be added or deleted from the last page based on his attendance in regards to my attendance.

1.Motion: To adjourn Regular Planning Board meeting at 8:30 pm by: **Mr. Arnold:**

Second to Motion: Mr. Edwards

Roll Call: 6 Ayes, 0 Abstained

Absent: Gary L. Dickenson

Motion Carried.

Respectively Submitted, Signature on file Cherie A Kory 3/20/09