

Agenda
Town of Moreau
Town Board Meeting
December 10, 2024
7:00PM

7:00 p.m. Regular Town Board Meeting

Roll Call / Pledge of Allegiance

1. Set Future Meetings / Upcoming Events
 - 2025 Organizational Meeting – Jan 2, 2025

Public Comment Period

***This is solely for comments and questions which pertain to agenda items.*

2. Approval of Minutes
 - October 29, 2024 –Regular Town Board Meeting
 - November 4, 2024 – Public Hearing for the 2025 Budget
3. Old Business
4. Highway Department
 - Flagger/Wingman
 - 40' Container Purchase
 - Salt Purchase
5. Building, Planning and Development Office
 - Planning Board Alternate
6. Recreation Department Discussion Items
 - OT for Plowing
 - Batting Cage Insurance
 - Increase Purchasing Threshold
7. Water & Sewer Department
 - Sewer Service Application
8. Dog License Fees – Discussion
9. Monthly Department Head Reports
10. Insurance Reimbursement
11. Board of Assessment Review Reappointment

Public Comment Period

***This is open to any comments pertaining to town business from the audience.*

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|------------------------|-----------------------|
| 12. Committee Reports | 14. Executive Session |
| 13. Supervisor's Items | 15. Motion to Adjourn |

*A Town Board Meeting was held at 7:00 PM on October 29, 2024
at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.*

The meeting was held in person. The Supervisor called the meeting to order at 7:00 p.m. with an attendance roll call.

PRESENT: Kyle Noonan Councilmember
Patrick Killian Councilmember
Mark Stewart Councilmember
John Donohue Councilmember
Jesse A. Fish, Jr. Supervisor

ALSO PRESENT: Erin Trombley Town Clerk
Glen Bruening Town Counsel
Anna Labiak Water Clerk
Josh Westfall Building, Planning & Development Coordinator
Chris Abrams Highway Superintendent
Elizabeth Bennett Confidential Secretary

OTHERS PRESENT: Alex Portal, Post-Star; Dan Cahalane; Maureen Dennis; Chris Scarincio; Joe Dannible, Chris Potter

FUTURE MEETINGS

Supervisor Fish asked the Town Clerk to read a prepared resolution setting a public hearing for the Jacobie Park Side Farms Planned Unit Development District. She read:

“WHEREAS, the Town Board of the Town of Moreau has received an application to approve a zoning change of lands from One- and Two-Family Residential (R-2) Districts to a Planned Unit Development (“PUD”) District to be known as the Jacobie Park Side Farms Planned Unit Development District, and the Town Board has received a proposed Local Law from the applicant; and

WHEREAS, the area of Jacobie Park Side Farms Planned Unit Development District would consist of approximately 27.2 +/- acres as set forth in the proposed zoning map amendment. The Jacobie Park Side Farms PUD District is bisected by Moreau Rec Road, bordered to the north by Lands N/F of SRH-TJM, LLC., to the west by Lands N/F of Melvin W. Jacobie, lands N/F of Joshua Corbett, lands N/F of Abigail Robichud, lands N/F of Melvin W. Jacobie, to the south by lands N/F of Diane C. Colvin, lands N/F of Harry G. Gutheil and to the west by lands N/F of the Town of Moreau.

WHEREAS, pursuant to Moreau Town Code Section 149-27, the Town Board referred the proposal to the Moreau Town Planning Board for review and recommendation, which issued a favorable report. The Town Planning Board commenced a coordinated review under the State Environmental Quality Review Act and must make a determination of significance; and

WHEREAS, pursuant to Moreau Town Code Section 149-27 and General Municipal Law §§ 239-l and 239-m the proposal must also be referred to the Saratoga County Planning Board and the Moreau Highway Superintendent; and

WHEREAS, the Town Board is required to hold a public hearing on the proposal.

NOW, THEREFORE, BE IT

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RESOLVED, the Moreau Town Board shall meet and hold a public hearing beginning at the Moreau Town Hall, 351 Reynolds Road, Moreau, New York 12828, beginning at 7:01 p.m. on Tuesday, November 12, 2024 to hear all interested persons on the planned unit development zoning change; and be it

FURTHER RESOLVED, that the Town Board further authorizes and directs the Moreau Town Clerk to publish a Notice of Public Hearing concerning the proposed zoning change in the manner provided by law and to make a copy of the Notice of Public Hearing, the applicant's proposal, including its proposed Local Law, available for public inspection in the Town Clerk's office and post them together on the Town's website; and be it

FURTHER RESOLVED, that the Town Board further authorizes and directs the Town Clerk to make the referrals of the proposal, along with the Notice of Public Hearing, as may be required by State and Local Laws, including notice and referral to the Saratoga County Planning Board and any municipalities within 500 feet of properties that would be included in the planned unit development."

Resolution 360-2024 A motion was made by Councilmember Noonan, seconded by Councilmember Killian, to accept the resolution as read.

Discussion: Councilmember Stewart asked if the project had received SEQR, because the resolution states that SEQR must be completed before the public hearing. Attorney Bruening stated that they were waiting for the Planning Board to comply with SEQR as lead agency. The Councilmember asked how they could approve the resolution without it. Counsel replied that the Planning Board had received it during the determination of Lead Agency over a year prior but there were questions and that the determination was expected at the next Planning Board meeting. The Planning Board wanted the Town Board to review the project again following some changes, Attorney Bruening said, and clarified that the project has not been through the SEQR process yet. Councilmember Stewart asked again how they could accept the resolution if Town Law requires SEQR to be complete before the public hearing.

Joe Dannible, the design consultant representing Cerrone Builders, explained the process to date, which included going before both the Planning and Town Boards, and some plan revisions with architectural plans, and another meeting with the Planning Board where they asked for the SEQR process to be undertaken. He said they declined, stating that they needed the Town Board's okay to act. He said he was confused by the process to this point. Councilmember Stewart said he was as well, and that he wanted to clarify what the process is for future developers and projects. Mr. Dannible said he believed the wording in the law states that the public hearing cannot close until after SEQR is completed. Counsel explained that the changes that were made to the original plans prompted the Planning Board to seek Town Board review to ensure the project was still consistent with what the Board originally referred. If the Board confirms the referral, the environmental impact determination will be made.

Asked if all were in favor, the responses were as follows:

Councilmember Noonan	Aye
Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 5:0.

Supervisor Fish said the Zoning Task Force, assembled earlier in the year, had made their recommendations and that Building, Planning and Development (BPD) Coordinator Westfall had integrated their recommendations

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into a revised zoning law. The Supervisor asked the Town Clerk to read a prepared resolution setting a public hearing for proposed Local Law No. 8 of 2024. She read:

“WHEREAS, the Town Board is considering the adoption of proposed Local Law No.: 8 of 2024 entitled, ‘A Local Law Amending Chapter 29 of the Moreau Town Code Relating to Uses in the Industrial Zones and Establishing Supplemental Regulations;’ and

WHEREAS, adoption of this Local Law is authorized by New York Municipal Home Rule Law § 10 and Town Law Article 16; and

WHEREAS, the Town Board is required to hold a Public Hearing prior to the adoption of such Local Law; and

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the State Environmental Quality Review Act, the Moreau Town Board shall serve as Lead Agency for the review of the proposed Local Law, and be it

FURTHER RESOLVED, that the Moreau Town Board has classified the adoption of the proposed Local Law as an Unlisted Action pursuant to the State Environmental Quality Review Act, and be it

FURTHER RESOLVED, that the Moreau Town Board shall meet and hold a public hearing beginning at the Moreau Town Hall, 351 Reynolds Road, Moreau, New York 12828, beginning at 7:01 p.m. on Tuesday, November 26, 2024 to hear all interested persons and take any necessary action provided by law concerning proposed Local Law No.: 8 of 2024, and be it

FURTHER RESOLVED, that the Town Board further authorizes and directs the Town Clerk to provide notice and/or referrals regarding the proposed Local Law as may be required by State and Local Laws, including notice and referral to the Town of Moreau Planning Board, the Saratoga County Planning Board and any municipalities within 500 feet of properties that would be impacted by the proposed Local Law; and be it

FURTHER RESOLVED, that the Town Board further authorizes and directs the Moreau Town Clerk to publish a Notice of Public Hearing in the newspaper concerning proposed Local Law No. 8 of 2024 in the manner provided by law, and to make a copy of the proposed Local Law available for public inspection in the Town Clerk’s office, and to post the Notice of Public Hearing with the proposed Local Law on the Town’s website, following the adoption of this Resolution and until the Public Hearing is closed.”

Supervisor Fish added that Mr. Westfall and the Zoning Task Force had also addressed cannabis, and asked Mr. Westfall if he wanted to talk about that. Mr. Westfall said the Zoning Task Force had looked at M-1A and M-2 zoning districts and clarified existing regulations. Regulations limit cultivation and manufacturing to indoor facilities, he said, and include odor mitigation and security plans. He said the draft was comprehensive and that the task force had been good to work with. Supervisor Fish confirmed that a copy of the draft law would be made available for review.

Resolution 361-2024 A motion was made by Councilmember Stewart, seconded by Councilmember Killian, to accept the resolution as read.

Discussion: Councilmember Noonan asked if the draft law had been circulated before the day of the meeting. Counsel said pieces of what became the draft law were circulated as the process progressed, but the draft had not been sent out previously. The Councilmember said a lot of information had come that day and he had not had time to read it all. He said he was not expecting a resolution at that time, and that he wanted more time to review and ask questions. Councilmember Stewart said the public hearing would be set for a month later, and the

Board's opportunity to really get into the details would be following the public hearing, after public questions and comments had come in. He agreed with Councilmember Noonan regarding not having seen the draft sooner, but felt comfortable moving ahead with the hearing since it would give Board members a month to review it. Councilmembers Killian and Donohue agreed and wanted to move ahead with the hearing. Counsel said the next steps were to vote on the resolution, and then for a member of the Board to declare that they are introducing the proposed law.

Supervisor Fish called for a roll call vote, the results of which were as follows:

Councilmember Noonan	Nay
Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 4:1.

Counsel asked if a Board member wished to introduce the law. Councilmember Donohue introduced Local Law No. 8 of 2024.

APPROVAL OF MINUTES

Resolution 362-2024 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to accept and approve minutes from the September 24, 2024 month-end audit and Town Board meetings.

Asked if all were in favor, the responses were as follows:

Councilmember Noonan	Aye
Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 5:0

Resolution 363-2024 A motion was made by Councilmember Stewart, seconded by Councilmember Killian, to accept and approve minutes from the October 8, 2024 Town Board meeting.

Asked if all were in favor, the responses were as follows:

Councilmember Noonan	Aye
Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Abstained
Supervisor Fish	Aye

The motion carried 4:0

PUBLIC COMMENT PERIOD

Dan Cahalane of US Light Energy said he supported Local Law No. 7, the Solar Regulation law, saying it was fair to the Town and potential vendors. He urged the Board to vote on the law.

OLD BUSINESS

Cannabis Farm

Supervisor Fish made attendees aware of a letter to the public with an update on what steps had been taken to address the cannabis farm situation that had arisen late in the summer. He said his office had been working with Assemblywoman Woerner and Senator Tedisco to get more information from the NY State Office of Cannabis Management (OCM). He said he would give additional updates as things develop.

Trunk or Treat

Supervisor Fish said that the prior Sunday the Town held a Trunk or Treat event at the Betar Recreation Park which included inflatable obstacle courses, food trucks. He called the event a huge success and thanked Recreation Director Brogan for doing a great job coordinating the event.

Local Law No. 7 of 2024

The Supervisor said they would complete the environmental review for Local Law No. 7 of 2024. The language had been finalized and the Board would vote on the law at the following meeting, November 12. Attorney Bruening said the law had originally been called proposed Law No. 6 of 2024 and was renumbered when another law passed before this one. He said the Board had completed part 1 of the environmental assessment in their packets. He said a public hearing had been opened in July through August, where comments had been received. The law then was referred to the County Planning Board, who approved it with comments in August, he said, after which the Town of Moreau Planning Board reviewed it, did not make a recommendation, and the Town Board instructed BPD Coordinator Westfall to make changes. He continued saying a revised proposal was provided on August 30, on September 10 a new public hearing was opened, and more comments were received until the prior meeting.

Counsel said all this had been summarized in a memorandum from BPD Coordinator Westfall and sent to the Board with Part 1 of the SEQR. He then led the Board through the eleven questions of SEQR part 2. Moderate impact was determined on two of the questions, and small or no impact was indicated for the remainder. Based on the questions that prompted a moderate impact, Counsel advised that an explanation should be explained in part 3. Councilmember Stewart said the potential impacts were addressed by the law and asked how to indicate that properly in part 3 to explain a determination of no anticipated negative environmental impacts. Counsel said this could be done through a motion by the Board.

Resolution 364-2024 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to make a negative declaration on part 3 of SEQR for Local Law No. 7 of 2024 because any potential impacts are addressed in the language of the law.

Supervisor Fish called for a roll call vote, the results of which were:

Councilmember Noonan	Aye
Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 5:0.

WATER & SEWER DEPARTMENT

Supervisor Fish said the idea of adjusting water collection dates had been brought to the Board. Moving the dates up would allow the Water Clerk and Assessor more time to get bills to the County in time for tax billing, he said. He said currently water bills are due by September 30 without penalty, and this year water was collected until November 2 with penalties. He said the Village of South Glens Falls ends its water collection by October 15. Supervisor Fish said the Town could do the same. Councilmember Noonan asked if unpaid bills were relieved into Town & County tax bills, to which the Supervisor responded affirmatively. Supervisor Fish said 45 days should be enough time for residents to pay while allowing more time for settling up billing for the county. Councilmember Stewart said he would support the action if it allowed his office more time to do what needs to be done.

Supervisor Fish asked the Town Clerk if this action would help, and she asked if the proposed action was to shorten collection by two weeks, or if it was to push back collection by two weeks. Councilmember Noonan asked how many payments were collected between October 15 and November 2. She said she did not know, but that the vast majority were paid in September. Councilmember Stewart also pointed out that the Town Clerk's office is also collecting school tax at that time.

Resolution 365-2024 A motion was made by Councilmember Stewart, seconded by Councilmember Killian, to end future water collections on October 15.

Asked if all were in favor, the responses were as follows:

Councilmember Noonan	Aye
Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 5:0.

Councilmember Noonan raised an issue that water users had brought to him about minimum use fees divided into two payment periods. He said the minimum use at that time was 32,000 gallons, which is split into two 16,000-gallon minimums. He said in one half of the year a user may not use all of the 16,000, and in the other they may slightly exceed 16,000. In that case, he said, they would pay the minimum for the period they did not use all of the minimum, and in the other period they would pay the minimum plus extra for exceeding the 16,000, even though their total use for the year may be within the 32,000 gallons. In homes with low use, they pay for more than what they use all year, he said. Councilmember Stewart said the issue had been raised before and since the software does not have a way to recognize the total annual use it would have to be done manually.

Councilmember Killian asked if there was a way for a cell to be triggered when usage exceeds 32,000 gallons. Councilmember Noonan said it would have to be automated, that a spreadsheet would not work for that many users. He said the Town Clerk had mentioned in prior communication that adjusting the collection dates could make the bills less uneven between billing periods. Town Clerk Trombley said that if water billing were pushed back, summer water use would be divided; that billing in in July for August 1 would move August water use to the winter/spring bill, more evenly distributing the use across the billing cycle.

Supervisor Fish asked why there had to be a minimum use fee. He said for 13 years, some water districts had no debt and also no minimum use fee. Those districts that had debt incurred a 10,000-gallon minimum use at that time, he said. He suggested that with the fund balance in good shape, people could just pay for the water they use. Councilmember Noonan asked if there was a way to see what the financial impact would be of not collecting minimum use fees. The Supervisor said yes. The Councilmember asked how many houses were connected to Town Water. The Supervisor estimated 2,200. Councilmember Stewart believed that the fees were set to help

build the fund balance to potentially replace infrastructure like a water tower. The Supervisor said the fund had grown from \$2.5-3 million to \$4 million in 3-4 years, and if infrastructure needed to be replaced, such as a water line in Fenimore that was installed in 1952, or one in District 2, installed in 1963, this fund balance would not be nearly enough anyway. He said the Town is still getting a capital fund as well, which is an issue that he said could be discussed another time.

BUILDING, PLANNING, DEVELOPMENT OFFICE

Jacobie Parkside Farms PUD

Joe Dannible said the applicant had been working on this project for three years and working with the Town for about 18 months to bring the project to where it was in the presentation. He said the material within the presentation would reflect the inclusion of feedback received from previous interactions with Planning and Town Boards. In his Jacobie Parkside Farm PUD project presentation, he highlighted the differences between the current plan and the original concept previously presented. Features of the new plan include rear entry access for townhomes via private road behind cottage homes on the Gansevoort Road end of the development, the removal of two cul-de-sacs and three intersections with the road, townhomes and apartments near the recreation park end of the development, covered parking, 2-car garages and additional 2 parking spaces for all areas with parallel parking along the street. He also said the new plan includes about five acres of green space, about 5% less resident density, gathering areas like fire pits, and the connection of sidewalks to trails so children can avoid busy roadways.

Next, he showed how the three-story apartment design had been modified to make the upper floor resemble more of a two-story home roofline with gables and dormers and a reduced number of apartments on the third floor. There would also be smaller cottage homes, larger carriage homes, direct-access two-story rentals as well as three-story rentals with central hall and elevators, he said, and all with mixed facades for variation. He said a traffic study had been done considering this project in conjunction with another development planned nearby (Arrowhead Meadows), which he said found little traffic impact to mitigate. Mr. Dannible showed renderings of views of the project from the street and inside the recreation park.

Councilmember Noonan said he recognized many changes in the plan from the previous version and thanked Mr. Dannible and the applicant. Mr. Dannible asked if the latest version was consistent with what they anticipated or wanted to see changed. Councilmember Stewart said he thought the major concerns had been addressed even at a cost to the builder and before public comments were even recorded. He said he hoped the renderings would also help assuage any concerns. He asked if the project was on the Planning Board's next meeting agenda. It was clarified that the Planning Board was looking for a favorable recommendation from the Town Board to go forward with SEQR and the next steps. Councilmember Stewart asked if the public hearing for the project should be pushed back to November 26, so the builder has an opportunity to go before the Planning Board first. Counsel advised that to receive some public comments before the SEQR process is complete is a good idea.

Councilmember Donohue said many of their concerns had been addressed and then asked about security between the development and the recreation park. He said he wanted to see something more concrete than trees for that purpose. Mr. Dannible said there were trees, and that they would consider a fence, but he said more eyes on the park would prevent problems there. Councilmember Donohue said he liked the inclusion of the green spaces in the new plan. Councilmember Stewart said some of the issues with a development like this were not the developer's issues to correct. He gave as an example that traffic to the park would increase but he said that would be on the Town, and that Jan Ave. was originally intended to be a temporary entrance to the recreation park. He continued, saying the Town owns land going all the way to Fort Edward Road, and this may prompt them to address the need for an additional entrance to the recreation park. Councilmember Killian said the renderings with vegetation helped him visualize what this big change could look like, and that he liked the changes that had been made.

Mr. Dannible concluded his presentation. Councilmember Noonan asked what the Board should do to move the project along. Mr. Dannible asked for a resolution recommending the project. Councilmember Stewart said he was struggling with the process because he said he thought the Planning Board was supposed to be independent of the Town Board. Counsel advised that the builder had submitted a draft local law for the PUD inclusive of zoning changes, and by posting the draft, it could become the subject of the public hearing. He continued, saying all that is required is for a member of the Board to introduce the law. Supervisor Fish said he thought the Planning Board wanted the Town Board's comments and feedback before the Planning Board completed SEQR, then would refer back to the Town Board. Mr. Dannible said Councilmember Stewart was correct in terms of the relationship between the two Boards. Councilmember Noonan said this turn of the process puts the applicant in an uncomfortable situation. The Councilmember asked Counsel what they should do.

Attorney Bruening said there were three things they can do: 1) re-refer the project to the Planning Board, which could delay the process or even start it over again, 2) introduce the draft local law signaling they would like to see the project advance, or 3) pass a resolution asking the Planning Board to complete the SEQR process. He said if the Board was prepared to hold the public hearing, the Board should introduce the draft law.

Councilmember Donohue introduced local law No. 9 of 2024, a local law amending Chapter 149 of the Moreau Town code and the Town of Moreau Zoning Map to establish the Jacobie Parkside Farms Planned Unit Development.

Washburn Road Drainage

Supervisor Fish said Building, Planning and Development (BPD) Coordinator Westfall had been working with the Town's engineers on drainage issues on Washburn Road. He invited Mr. Westfall to explain the situation. Mr. Westfall said they had been working with the adjacent homeowner. Soil has been washing out and a phone box had fallen, he said, from stormwater runoff. The engineers had drafted a proposal with two actions to be taken: 1) field collection data, and 2) engineering sketches. Mr. Westfall said he had spoken with Principal Account Clerk Cruz and that funds were available in a drainage budget. Once the sketches are complete, he said, the firm would be able to offer bid documents.

Highway Superintendent Abrams said the slope of the terrain there would not allow for Highway trucks so the Highway Department would not be able to fix the problem. Mr. Westfall clarified the issue is on both a large right-of-way and partly on the homeowner's land. Mr. Abrams said they have observed the situation for years and heavier rains are now causing significant damage. Supervisor Fish asked about the proposal figures, to which BPD Coordinator Westfall responded that engineering would cost \$4,500, and specs would be an additional \$3,000, if desired.

Resolution 366-2024 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to approve the proposal as provided with the optional additional \$3,000 if required.

Asked if all were in favor, the responses were as follows:

Councilmember Noonan	Aye
Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 5:0.

Local Law No. 8 of 2024

BPD Coordinator said the new proposed law, as provided to the Board, was a lot to read. He said he would break down the law in the same way the Zoning Task Force had, into M-1, M-1A, and M2 sections, plus a large section of supplemental regulations and send it to the Board the following day.

HIGHWAY DEPARTMENT

Truck #10

Supervisor Fish said Highway truck #10 needed a cylinder repair.

A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to purchase a cylinder from New Hampshire Hydraulics at a cost not to exceed \$2,252.40 from account DB5130.405. The motion was rescinded.

Resolution 366-2024 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to purchase a cylinder from New Hampshire Hydraulics at a cost not to exceed \$2,552.40 from account DB5130.405.

Discussion: Councilmember Killian asked if the equipment was a pump or a ram. Superintendent Abrams said it was a ram. The Councilmember asked if it could be rebuilt. Mr. Abrams said there were local places that could rebuild it, but they would not guarantee the work. Councilmember Killian asked if it had been rebuilt before, to which Mr. Abrams said it had not, because the part was considered disposable.

Asked if all were in favor, the responses were as follows:

Councilmember Noonan	Aye
Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 5:0.

Asphalt Release Agent

Resolution 367-2024 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to purchase a 300-gallon tote of asphalt release agent from Jamestown Soap & Solvent for a sum not to exceed \$1,500 from account DB5112.493.4.

Asked if all were in favor, the responses were as follows:

Councilmember Noonan	Aye
Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 5:0.

RECREATION DEPARTMENT

Supervisor Fish summarized that the 2025 softball tournament schedule had been published and was set based upon a point system that has been in place for years. He said Chris Scarincio had requested to address the Board about the schedule.

Chris Scarincio said the points system had been established 8-10 years before to allow for a preference for local girls to play on Moreau recreation ball fields. He said as the system is presently, requiring 10% of the team to be local to receive preference, a single local girl on the team makes them eligible. He suggested they consider adopting a 50% local girl ratio to ensure the system works as it should. He also said if a team had a tournament in the past, they received preference points, and it used to be that ten years was the benchmark for preference, but that at present they only have to have had a tournament in the past three years. He said if the tournament is canceled, they will get two points, and if they don't, they will get 0.

He said 60-70% of the schedule is filled with travel leagues now with few South Glens Falls girls. He said a record of success for the Town was something he thought they should consider. He said his tournaments brought about thirty-six teams which he said was three times more than most. He said if they clean concessions and the grounds they got preference. This year he only got one tournament, and he used to have four. He urged the Board to consider other factors. He said travel softball should never be under the Town Recreation program, that it had always been Recreation and All-Stars softball.

He said he had requested summer and fall tournaments, and he did not get the summer tournament. He said the Town is running their tournament June 21-22, and he said he had never seen a Town Recreation Director run a tournament. He said he didn't understand it and it was a lot of work. He asked them to give him a summer tournament and to reconsider the point system. Councilmember Noonan asked if there were any open dates in the summer. Mr. Scarincio said August 1-3 is open, but the season is over by then. He said players go to the nationals and World Series after July. He said he would only get 4-6 teams during those dates which he did not consider a tournament. He added the Recreation All-Star program hasn't had a tournament in a few years, but they could get into the schedule because he said they were under contract with the Town. He estimated 6-10 teams come from such a program because it draws only from a few nearby Towns, and travel softball draws kids as young as eight years old away from the program. Councilmember Stewart said the issue of insufficient teams for All-Stars would be addressed in their contract.

The Councilmember continued, saying one thing they were looking for when hiring the Recreation Director was additional resources run by the Town. He said the previous director ran the football program and a Boy Scout program. He said Directors have run lots of programs, and the current Rec. Director has expertise in running tournaments. He described a vision of the program as a townwide event with other Town organizations involved, such as South High Marathon Dance (SHMD) running concessions, another group doing 50/50, another doing a basket drawing to grow the Town program. Councilmember Stewart said Moreau has more capacity than most Town recreation fields which is why they have to address the balance of local kids playing there vs. everyone else. He said Mr. Scarincio used to get four tournaments because he was given his choices before anyone else picked, which did not follow the point system. He agreed 10% local girls is too low a percentage. He said if errors have been made, it should be addressed with the Recreation Director and the Councilmember offered to meet with them.

Mr. Scarincio asked how he should move forward. Councilmember Stewart said since the schedule is already published, he was not in favor of making changes until the 2026 season. Councilmember Killian said he understands generally but does not understand in detail, and the 2025 season is already published. Supervisor Fish asked Mr. Scarincio how many people were doing what he was doing. Mr. Scarincio said nobody was. Supervisor Fish said that is why he got the four tournaments, and now more people want to participate. Mr. Scarincio said he was allowed four in the past because the schedule was open, and the Town wanted the revenue. He said he and some others had built the concession stand and dugouts. Councilmember Stewart explained that

the points system was modified to look back not ten years anymore, but three years to allow new upstart teams to have a chance to get started, and every organization got one tournament, which made many of them happy. He said Rec. Director Brogan was following the rules and they should revisit the couple of issues Mr. Scarincio raised for the following season. Councilmember Killian agreed. Mr. Scarincio said he would follow up with Mr. Brogan.

Councilmember Stewart urged the Board to talk to the Recreation Director and understand things in depth and not to consider making changes based on a single person addressing the Board. Another attendee asked if the Town follows the point system, to which the response was no. The attendee asked if the Town could give up its date, give it to Mr. Scarincio, and take the August date for the Town. Councilmember Stewart said it would be up to the Director of Recreation. The attendee asked if the Board was open to the idea. Councilmember Stewart said no because Mr. Brogan is putting in the work to build a tournament for the Town built around the dates that were published. Again, he urged Mr. Scarincio to address the concerns for the following year and not 2025.

MEMORIALIZE VOTE

Resolution 368-2024 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to purchase authorize the Assessor to attend an October 18 continuing education course on valuation of self-storage properties.

Asked if all were in favor, the responses were as follows:

Councilmember Noonan	Aye
Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 5:0.

MOREAU ELEMENTARY SCHOOL SPEED ZONE

Supervisor Fish explained that a new speed zone sign was needed for Moreau Elementary School, which is on Bluebird Road, a county road. The Public Works Commissioner said they would put the sign up, but there was no record of NYS Department of Transportation approving the speed zone. A resolution from the Board was needed, and then the Town Clerk gets the resolution to the Commissioner who will take it from that point.

Resolution 369-2024 A motion was made by Councilmember Noonan, seconded by Councilmember Stewart, to request a speed study for the section of Bluebird Road near Moreau Elementary School which had previously been marked with a school speed zone.

Discussion: Supervisor Fish said the signs had already been replaced.

Asked if all were in favor, the responses were as follows:

Councilmember Noonan	Aye
Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 5:0.

MONTHLY DEPARTMENT REPORT

Resolution 370-2024 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to accept the monthly report by the Building, Planning and Development Office.

Asked if all were in favor, the responses were as follows:

Councilmember Noonan	Aye
Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 5:0.

BUDGET OFFICER STIPEND

Supervisor Fish said the Budget Officer stipend was left out of the 2024 budget. He said Principal Account Clerk Jeffrey Cruz should be designated as the Budget Officer since he does so much and does it well. He said the Board agreed with this; therefore, a transfer would be needed.

Resolution 371-2024 A motion was made by Councilmember Stewart, seconded by Councilmember Noonan, to transfer \$4,000 from contingent account 1990.4, which has a balance of \$24,277.28, to account A1340.1 and authorize the Budget Officer's stipend of \$4,000 for Jeffrey Cruz to be paid from account A1340.4.

Discussion: Councilmember Donohue said Mr. Cruz does a fantastic job and he was all for this. Supervisor Fish said he got the Town where it needed to be for the budget.

Asked if all were in favor, the responses were as follows:

Councilmember Noonan	Aye
Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 5:0.

PUBLIC COMMENT PERIOD

Chris Potter asked about a moratorium on cannabis he had asked for at a previous meeting. Supervisor Fish said he had no interest in doing so because regulations were already being changed via changes to Town zoning statutes, and the plants are gone. He said he could not apologize enough for what had happened without the Town's knowledge. He restated he was not in favor. Mr. Potter questioned if it would be allowed just in zone M-1A or what the plan was. BPD Coordinator Westfall said it was being put into zone M-1 and M-1A for indoor cultivation and processing with requirements for odor control and security. Councilmember Stewart said all cannabis cultivation is addressed in the new proposed law, including residential growth. He said he had been a proponent of a moratorium, but the issue could be addressed more quickly with an updated zoning law ready to be acted upon in November. Mr. Potter questioned whether the current operation would be allowed if the proposed zoning law passed. Councilmember Stewart said it would not be allowed if the current proposed law was passed. Councilmember Donohue said he would be able to get a copy of the law on the Town's website soon, and that there would be a public hearing, to which he invited Mr. Potter to weigh in.

Supervisor Fish said his office was preparing a letter to County Supervisors to support a question from the NYS Office of Cannabis Management permit application that asks, "Do you have proper permitting from the Town or Village you are doing this in?" If so, the applicant should provide documentation of such, he said. The Supervisor said the other Supervisors have asked him how it was going and what was happening so they can protect their communities. He said Assemblywoman Carrie Woerner and Senator Jim Tedisco had been instrumental in assisting through this process. Councilmember Stewart said he felt the draft law would assuage any of Mr. Potter's concerns. Supervisor Fish said he was told the grower had been given permission to harvest the remainder of the crop and once it was loaded on the trucks, the cannabis was confiscated.

Mr. Potter also asked if the orange fence on the corner of Spier Falls Road could be taken down, which had been there since the Fourth of July.

COMMITTEE REPORTS

Councilmember Donohue said he had attended the Eagle Scout Award presentation for Alex LaPoint, and didn't realize he would be a guest speaker until he got there. The project Alex had completed was the pavilion and fire pit between Town Hall and the South Glens Falls Fire Company, he said, adding that the Town had received a certificate of appreciation. The Councilmember said during the ceremony a review was done of all the steps Alex had to complete to achieve the award, and he said he was in awe of the work that went into it.

SUPERVISOR'S ITEMS

The 2025 Preliminary Budget was posted on the Town website, Supervisor Fish said. The public hearing for the budget was set for November 4, he said, with a plan to adopt the budget November 12 at the Town Board Meeting. He said the Town's labor attorney had been asked to look over questions regarding overtime, and he said that based on changes in job descriptions, changes at the State level, and changes in income thresholds, Town Hall employees would not be eligible for overtime beginning January 1, 2025. Salaried positions that supervise other employees and exceed salary thresholds will not be eligible for overtime effective immediately.

The Supervisor said Chris Harrington from the Town of Queensbury sent a letter indicating the actual cost of water production in 2023 was \$1.23 per thousand gallons; \$1.18 per thousand + \$.05 per thousand gallons for transmission. \$1.44 per thousand was budgeted, so a credit of \$.21 per thousand has been applied to the Town's account, and the Town received back \$47,126.73 toward the Town's fall bill.

Justice McCabe had visited the Supervisor, he said, and asked that security at Town Hall be increased. The Supervisor said Judge McCabe had suggested protective glass at office service windows and an officer stationed at Town Hall. Supervisor Fish said he hadn't seen anything from the Court end of the building overflowing into the rest of Town Hall, but he said that didn't mean it couldn't happen. He asked the Board to think about that.

Supervisor Fish directed remarks to Councilmembers Noonan and Killian, that Principal Account Clerk Cruz had given the Supervisor information from a company called Troy and Banks. He said they look into whether municipalities are being overcharged for cable rates, and there is no charge for their services unless the Town was overcharged. Councilmember Noonan said he thought they looked into this a few years ago but if it doesn't cost anything, he said he didn't see an issue with it. He asked if the directive had to come from the Supervisor's office. The Supervisor said it did.

EXECUTIVE SESSION

Resolution 371-2024 A motion was made by Councilmember Noonan, seconded by Councilmember Donohue, to enter into executive session for the purpose of discussing the work history, or work performance of an unnamed employee or employees.

A Town Board Meeting was held at 7:00 PM on October 29, 2024
at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

Asked if all were in favor, the responses were as follows:

Councilmember Noonan	Aye
Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 5:0. The Board entered into executive session at 9:12 p.m.

The executive session ended at 9:49 p.m. Supervisor Fish said that a resolution had been adopted in the executive session finding just cause to impose discipline upon a Town employee.

Resolution 372-2024 A motion was made by Councilmember Noonan, seconded by Councilmember Donohue, to adjourn the meeting.

Asked if all were in favor, the responses were as follows:

Councilmember Noonan	Aye
Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 5:0.

The meeting was adjourned at 9:50 p.m.

Respectfully submitted,
Erin Trombley
Erin Trombley
Town Clerk

A Public Hearing on the Preliminary 2025 Town Budget was held at 7:00 p.m. on November 4, 2024 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

The meeting was held in person. The Supervisor called the meeting to order at 7:00 p.m. with an attendance roll call.

PRESENT: Kyle Noonan Councilmember
Patrick Killian Councilmember
Mark Stewart Councilmember
John Donohue Councilmember
Jesse A. Fish, Jr. Supervisor

ALSO PRESENT: Erin Trombley Town Clerk
Jeffrey Cruz Principal Account Clerk
Elizabeth Bennett Confidential Secretary

OTHERS PRESENT: Alex Portal, Post-Star

Supervisor Fish summarized that the Town Board had held three budget workshops, culminating in the preliminary budget that had been made available on the Town's website. He said the purpose of the hearing was for the public to give feedback to the Board on the proposed budget.

Resolution 373-2024 A motion was made by Councilmember Noonan, seconded by Councilmember Killian, to open the public hearing.

Asked if all were in favor, the responses were as follows:

Councilmember Noonan	Aye
Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 5:0.

Supervisor Fish opened the floor for comments. After approximately 10 minutes, no comments had been made. Supervisor Fish asked if any Board member wished to comment. None commented. The decision was made to leave the hearing open for comments until the November 12 meeting.

Resolution 374-2024 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to adjourn the meeting.

Asked if all were in favor, the responses were as follows:

Councilmember Noonan	Aye
Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 5:0. The meeting was adjourned at 7:11 p.m.

Respectfully submitted,
Erin Trombley
Erin Trombley
Town Clerk

**TOWN OF MOREAU
Highway Department
1543 Route 9
FORT EDWARD, NY 12828
Chris Abrams: Highway Superintendent**

TOWN BOARD MEMO

TO: Board Members
FROM: Chris Abrams
SUBJECT: New Hire- Wingman/Flagger
DATE: December 3, 2024

This memo is to request authorization from the Town Board to tentatively hire Dillon Grace as a part-time wingman/flag person starting ASAP, pending background check and physical. This part-time position will be on an as-needed basis at the current rate of \$19.00 per hour.

Chris Abrams
Highway Superintendent

**TOWN OF MOREAU
Highway Department
1543 Route 9
FORT EDWARD, NY 12828
Chris Abrams: Highway Superintendent**

TOWN BOARD MEMO

TO: Board Members
FROM: Chris Abrams
SUBJECT: Request to Purchase- 40' Storage Container
DATE: December 3, 2024

This memo is to request authorization from the Town Board to purchase a 40' storage container. Over the years, the Highway Department has encroached on some of the Water Department's space in the old shop, as well as the block building at the Transfer Station. I would still like to use the one small office in the old shop to store some tires for immediate use.

I want to purchase a used 40' storage container in order to store some of our tires, traffic barrels, barricades, etc. I have looked at the containers at A-1 Storage and they have a few nice ones that would work well for our needs.

Chris Abrams
Highway Superintendent

TOWN OF MOREAU
PURCHASE REQUEST & QUOTE SUMMARY

Department: HIGHWAY DEPARTMENT

Date: 12/3/2024

Description of Purchase Request: 40' Storage Container

Vendor's Name and Address:

A-Verdi Storage Containers
840 Saratoga Rd.
Gansevoort, NY 12831

Price: \$6,740.00
(Incl. shipping)

Vendor's Name and Address:

Kloss Equipment
1356 US-9
Wilton, NY 12831

Price: \$5,125.00 (20' ONLY)
(Incl. shipping)

Vendor's Name and Address:

A-1 Storage and Shipping Container Sales
17 Morehouse Lane
Greenwich, NY 12834

Price: \$4,950.00
(Incl. shipping)

[Please list all vendors contacted for a quote, even if they didn't submit a quote.]

Account number purchase will be paid from: DB5130.2

Balance in account and date: \$6,097.45 as of 12/01/2024

Amount Budgeted for the current year: \$299,700.00

Department Head's Recommendation: I recommend going with A-1 Storage and Shipping Container Sales because they have the best price and I am able to pick the storage container that I want; which is not a service offered by the other companies.

Board Approval Received: ____ Yes ____ No

Date Approval Received: _____

Vendor Authorized: _____

Amount Approved: _____ **Total:** \$ _____

TOWN OF MOREAU
PURCHASE REQUEST & QUOTE SUMMARY

Department: HIGHWAY DEPARTMENT

Date: 12/6/2024

Description of Purchase Request: Rock Salt 2024

Vendor's Name and Address:

Morton Salt, Inc
444 West Lake Street
Chicago, IL 60606

Price: \$30,000.00

Vendor's Name and Address:

Price: \$

Vendor's Name and Address:

Price: \$

[Please list all vendors contacted for a quote, even if they didn't submit a quote.]

Account number purchase will be paid from: DB5142.460

Balance in account and date: \$67,812.79 **as of** 12/01/2024

Amount Budgeted for the current year: \$125,000.00

Department Head's Recommendation: Morton Salt, Saratoga County Contract 23-PWS-10R

Board Approval Received: ____ Yes ____ No

Date Approval Received: _____

Vendor Authorized: _____

Amount Approved: _____ **Total:** \$ _____

**Town of Moreau Highway
Monthly Report
November 2024**

Road Work:

1. Ferry Blvd. & Grant Rd.- blacktop prep, paved, paved driveway aprons
2. Selfridge Rd./Corner of Hatchery- shoulder work
3. Robert Rogers Ave- shoulder work
4. Grant Rd. & Ferry Blvd.- shoulder work
5. Daffodil Dr.- driveway apron
6. Burt Rd.- Culvert pipe installation
7. Roadside bulk garbage clean up
8. Roadside mowing & weed whacking Townwide
9. Tree trimming townwide
10. Trimmed around signs & used pole saw to clear for visibility
11. Roadside sweeping Townwide
12. Raked/cleaned off drywell & catch basin tops (leaves/debris) Townwide
13. Painted/Marked drywells
14. Plow & salt
15. Storm cleanup

Other Work:

1. Plow maintenance and prep
2. Voting machines- picked up and dropped off
3. Yard work
4. Hauled millings to yard
5. Rec. Department- hauled stone dust

Chris Abrams
Highway Superintendent

*Moreau Recreation and Building & Grounds Department Monthly Report –
November 2024 Prepared by: Jeremy Brogan, Recreation Director*

Buildings & Grounds:

Rec staff:

Completed monthly playground inspection.
Cleaned up boat launch weekly for garbage.
Documented monthly townhall fire suppression system.
Picked up garbage at Nolan Road and around industrial park.
Cleaned up leaves the outside property/fields around townhall.
Mowed/cleaned up leaves Industrial Park
Mowed and blew leaves on new Riverwalk trail
Winterized AC units at town hall.
Installed multiple boulders to stop vehicles from going on to trail.
Served the snowplows for this upcoming season.
Served some of the mowers rakes for the winter.
Fueled BOCES for their equipment usage.
Ordered and received stone for the boy scout project at community garden.
Cleared out beds at annex building.
Bruce S met up with the fire suppression inspection at townhall

Sand Bar Beach:

Weekly checks on buildings and grounds.
Painted over graffiti at Sandbar beach.

Harry J. Betar Recreation Park:

Rec staff:

Hosted softball tournament fundraiser for marathon.

Stored all picnic tables and garbage for season.

Turf management fertilized for the end of season.

BOCES cleared out of the area near the boys to little league for future parking /batting cages/field.

Highway paved hole in the ground located near field A from pipe repair.

All irrigation and pipes were blown out for the season.

Reinstalled the hours park sign at pig farm entrance.

Removed branches and debris from nature trails.

Started signups for Rec basketball.

Removed playground set from community center and with the help of Northern Builders got it delivered to the park.

With the help from BOCES we installed the ice rink for the winter season.

Created a webpage and logo for the town fastpitch showcase

**Town of Moreau Transfer Station
Monthly Report
Transfer Station
November 2024**

1. Accepted recyclables from residents/nonresidents
2. Accepted trash from residents/nonresidents
3. Total revenue of \$23,079.00, an increase of \$85.00 from November 2023 (\$23,079.00)

Chris Abrams
Highway Superintendent



Town of Moreau

Building and Zoning Dept.

Town Office Complex

351 Reynolds Road

Moreau, NY 12828-9261

Phone: (518) 792-4762 ~ Fax: (518)792-4615

MEMORANDUM

To: Supervisor Fish and Town Councilmen
 CC: Elizabeth Bennett – Confidential Secretary; Katrina Flexon – Building Dept. Clerk.; File
 From: Joshua Westfall, AICP – Building, Planning and Development Coordinator
 Date: December 6, 2024
 Re: Monthly Report for November 2024

Below and attached please find the Building, Planning and Development reports for the month of November. Should you have any questions or need any additional information please do not hesitate to contact me.

The zoning administrative activities for the referenced month are as follows:

Board Meetings Held:

PLANNING BOARD – July 15, 2024 7:00PM to 11:15PM		
Item	Discussion	Action Taken
1. Jacobie Parkside Farms (Cerrone)	Applicant submitted in October for SEQR review. The Planning Board opted to send this back to the Town Board prior to performing SEQR as they felt the changes made were significant.	The Planning Board completed SEQR and gave a Negative Declaration (Neg Dec). The Board did note some aspects of the development may have a moderate to large impact and noted those and discussed manners to mitigate those impacts. These are noted in a memo to the Town Board dated 11/26.
2. Zoning Updates	The Board reviewed the comments and noted several changes. Those changes have been noted in a memo to the Town Board from this office dated 11/26/2024 (Separate memo than that mentioned in item #1).	The Board provided a positive recommendation.

ZONING BOARD OF APPEALS (ZBA) – July 27, 2024 7:00PM to 7:30PM		
Applicant/Address	Application Type	Action Taken
1. Appeal 871 Daigle	Special Use Permit – Home Occupation	Approved with Conditions (Notice of Decision Available upon Request)
2. Appeal 877 Ciulla	Area Variance –Setback	Approved as Presented

Permits Reviewed:

18 permit applications (building, fence, pool, etc.) received and reviewed for zoning compliance and four (2) applications for Zoning Board / Planning Board Review.

Please see the Building Dept. November report for a detailed breakdown of application types.

Complaints/Enforcement Actions:

Dangos (Through Present)

It was determined that Dangos was in violation of Chapter 115. The specific violation related to the lack of a grease trap as required.

A notice of Violation was written from this office in coordination with the Sewer Department.

Applicants provided revised plans within 24-hours.

After discussion between County Sewer and the Supervisor's Office it was determined that additional requirements apply (county regulations) and a permit was required from County Sewer.

Court Actions

Peter Bachem and Mary Kissane (Counsel) attended Court once in November and once in December on on-going code violations.

See Code Enforcement Attachment from Peter Bachem.

Meetings

- Jim Hooper (11/1)
- Shangri La (11/5)
- Hudson Heights (11/7)
- **Town Board (11/12)**
- **Planning Board (11/18)**
- Ed Potter (11/18)
- OCM – Albany (11/19)
- **ZBA (11/20)**
- Habitat for Humanity (11/20)
- OCM Call (11/25)
- NYSERDA Call (11/26)
- **Town Board (11/26)**

Grants

Make the Connection Grant (Transportation Grant through A/GFTC)

- **Submitted Halloween**
- Submitted for Upgrades at Town Hall and Speed Signs. Engineering for multi-use patch along east side of Jan Avenue
- Received an email noting that all projects will be funded (Moreau, GF, Warr. Co., Salem)
- Planning Committee vote 12/11 – Building, Planning and Development Coordinator will attend as voting member.

LGE – Local Government Efficiency

- **Reviewed RFP and Spoke with NYSDOS**
- **Submittal January 2025**

Hudson River Valley Greenway Grant Program

- **Submitted executed contract.**

NYS Code Training

- **The Building, Planning and Development Coordinator has completed Part 9A-9D of Code Training in November Building Safety Inspector (BSI Level)**
- 9D will begin in December (12/9-12), for three additional courses to CEO level.

Other: (Current Notes)

- The BPD continues to review the fee schedule. Upon review of the Moreau Fee Schedule when compared to other Saratoga County municipalities, and those communities adjacent, show a great disparity in fees with, in most cases, Moreau being the lowest. The Building, Planning and Development Coordinator will work to have proposed schedule of fees shortly. Revised schedule to be submitted in advance of December 23 meeting. Adoption of any new, adjusted fees should be considered at the Organizational Meeting.



Permit Report for November of 2024

Permit#	Fee	Applicant	Address	Type and Value of Project
134	\$25	Rich, Oliver	42 Kimberly Lane	Renewal Pool -
277	\$25	Cuilla, Rose	20 Jackson Road	Shed \$4000
ZBA	\$50	Cuilla, Rose	20 Jackson Road	Variance -
279	\$333.8	McKenna, Shawn	340 Selfridge Road	Single Family \$500,000
280	\$50	Gagliardi, Anthony	1665 West River Rd	Reno -
281	\$25	Sweet, Jon	6 Jackie Ave	Septic -
282	\$25	LaPlanche, Matt	163 Reservoir Road	Septic -
283	\$40	Baldwin, Pierre	34 South Road	Shed \$2000
284	\$50	Plug PV	5 Grants Way	Solar -
285	\$50	Plug PV	9 Michael Road	Solar -
286	\$25	Oswalt, Francisca	275 Whitebirch	Roof -
287	\$25	Sweet, Jon	16 Donna Ave	Spetic -
288	\$50	Empire Solar	13 Middleton Dr	Solar -
PB	\$50	Rogge, Dave	1427-1429 Route 9	Expansion -
289	\$390.3	Steve Miles	30 Macory Way	Single Family \$543,000
290	\$100	Bluebird Terrace	Bluebird Rd Lot 13	Manuf Home \$90,000
291	\$100	Bluebird Terrace	Bluebird Rd Lot 15	Manuf Home \$90,000
292	\$100	Bluebird Terrace	Bluebird Rd Lot 35	Manuf Home \$90,000

October 27, 2024 - November 2, 2024

October 2024

Su	Mo	Tu	We	Th	Fr	Sa
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27	28	29	30	31		

November 2024

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24	25	26	27	28	29	30

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	27	28	29	30	31	1	2
7 ^{AM}							
8					Matt off		
9				Poly Cerrone; 2		Septic - IBS; 52	
		HVAC CC - Holb	Site Sweet; 369				
10		Tot Spot Annua	Site Alken; 91 H	CC Fence Antoir		BBT COs - 15 / 13 / 35	
						Sign CC - Debut	
11		Wall - Cerrone;					
12 ^{PM}							
1		Septic Homing;				Foundation - Gi	
2			Framing - Mehs				
				Katrin Apt	Blk C		
3			FORM - Rogge;		Septic		
					Septic		
4							
5							
6							

November 3, 2024 - November 9, 2024

November 2024

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17	18	19	20	21	22	23
24	25	26	27	28	29	30

December 2024

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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	3	4	5	6	7	8	9
7 AM							
8		Egress CC - Eric				Matt Off	
9			70 Reynolds Road - 518-744-6029-	Truck Inspection CC Gate; 10 Eder	Health Insura Meetin	Slab C Slab G	
10		Deck Cc - Fraibe	Pool Deck & Shi				
11					Shed - ; 200 Pott		
12 PM				Septic Tank Ben			
1		CO - Rogge; 306	National Grid CNG Site Washburn Rd	Roof - Eastman; Backfill & Slab -			
2					Katrina Apt		
3			Geothermal - Hr				
4							
5							
6							

November 10, 2024 - November 16, 2024

November 2024

Su	Mo	Tu	We	Th	Fr	Sa
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24	25	26	27	28	29	30

December 2024

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29	30	31				

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	10	11	12	13	14	15	16
7 ^{AM}							
8		Veterans Day Off					
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10				Site Smith/Coo;	Septic - Cerron	FRM - Hull; 12 h	
10			CC Pool; 10 Con	Pad - I	ISWM Progre Month Meeti Schwei Buildin Blue R.	Site Arnold; 30 I	
11			Septic LaPlanch	Pad - I			
12 ^{PM}							
1			Frost Well McK				
2				Septic LaBlanch		Final Reno & De	
3					Ketrine Apmnt		
4				PLUMB - Cerron		Septic Stone; 5 I	
5							
6							

November 17, 2024 - November 23, 2024

November 2024

Su	Mo	Tu	We	Th	Fr	Sa
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3	4	5	6	7	8	9
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24	25	26	27	28	29	30

December 2024

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29	30	31				

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	17	18	19	20	21	22	23
7 AM							
8			Pick up Pete fro			Katrina Remind.	
9		Site Joshua Craf Septic - Jan Sw		FRM - Sam Bahi	Slab - Hicks; 18		
10			I/W Oswalt; 275	CC Roof Oswalt; Slab The Pines I	Meeting with Colby Hatchery Rd	Site Jamie GF D	
11				Site Klender; Sp			
12 PM							
1		CC - Renovator	Plywood Replec			Pmbg Test GF D	
2							
3							
4							
5							
6							

November 24, 2024 - November 30, 2024

November 2024

Su	Mo	Tu	We	Th	Fr	Sa
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17	18	19	20	21	22	23
24	25	26	27	28	29	30

December 2024

Su	Mo	Tu	We	Th	Fr	Sa	
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15	16	17	18	19	20	21	
22	23	24	25	26	27	28	
29	30	31					

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	24	25	26	27	28	29	30
7 AM							
8					Thanksgiving Off	Office Closed	
9		Fire Inspection CC - Kleinerman	CO Clear Green				
10				Final - Keith Chi			
		CO & Pool CC - Walls McGenna;		Fence CC - Gillig			
11				CO Rogge; 297 l			
12 PM			Septic - Sweet;				
1		Matt 1/2 Day		Frm Carrone; 4 l			
2							
3				Katrin Apptr	Katrin Apptr		
4							
5							
6							



Town of Moreau
 Building and Zoning Dept.
 Town Office Complex
 351 Reynolds Road
 Moreau, NY 12828-9261
 Phone: (518) 792-4762 ~ Fax: (518)792-4615

NOVEMBER 2024

Address	Date	Nature of Complaint
63 Spier Falls Rd/ 703-721 Old Saratoga Rd	11/5/2024	Orson and Derrick Klender came up for a meeting to discuss their penalties and future use of the property. They will have the property vacated within the next couple of weeks. Fines to be determined once the violation is removed.
612 Gansevoort Rd SGF	11/5/2024	The homeowner responded to my letter. She has just taken over the property from her deceased grandmother. They are in the process off cleaning it out (rubbish) and her son is using the garage to work on his own vehicle, its not a business. No violation.
2 Elmwood Dr SGF	11/5/2024	The homeowner responded to my letter regarding the lack of a permit for his shed that is near completion. He has since dropped it off for review.
345-351 Selfridge Rd Gansevoort	11/5/2024	I found out that this lot was sold by Bruce McFarlane and it is still in court with a violation. The atty says we will pursue the buyer for the violation and McFarlane for the fine.
35 Rivercrest Rd Gansevoort	11/5/2024	The homeowner has still not responded to the Atty's letter for the numerous Code violations. I have given the Atty the go ahead so we can pursue in court.
108 Redmond Rd Gansevoort	11/6/2024	This homeowner with numerous violations appears to be in the process of listing the house for sale and getting it out of its numerous Code violations. Should be a quick sale.
18 Lincoln SGF 2 Michael Dr Moreau	11/6/2024	FOIL Requests

484 Gansevoort Rd Moreau	11/6/2024	The homeowner has still not responded to the Atty's letter for the numerous Code violations. I have given the Atty the go ahead so we can pursue in court.
163 Reservoir Rd Moreau	11/7/2024	The purchaser of the home had called and had numerous questions as the septic failed inspection.
72 Feeder Dam SGF	11/7/2024	FOIL Request
11 Sisson Rd Gansevoort	11/7/2024	A neighbor had come in and complained about the 3 unregistered cars that are in his neighbors driveway. I will investigate.
NYDOS Training	11/8/2024	
345-351 Selfridge Rd Gansevoort	11/12/2024	The owner came in for a burn permit. He purchased this lot from McFarlane, he was unaware that there was litigation on it. I explained what it was and he might be willing to work with us to get this resolved.
4 Centerbar Hts Ft Edward	11/12/2024	The owner responded to my letter, and she has cleaned up the property. No more violation.
27 Thornapple Dr Gansevoort	11/12/2024	Lee Horning stopped in to discuss the building that is going on at this address. What is going on is against his deed restrictions and he had his atty issue a stop work order. He inquired about the wetlands; I informed him that he has DEC approval. Will monitor as there will be further developments.
4 Thornapple Dr Gansevoort	11/12/2024	The homeowner called up to complain about the issue at 27 Thornapple. I explained what was going on and that Lee was just here. She reluctantly accepted it.

10 West Rd SGF	11/12/2024	2 nd notice sent out to the homeowner for multiple violations was sent out.
150 ft Edward Rd Ft Edward	11/13/2024	I checked for progress in the property's cleanup. I notified the homeowner (out of town) about the lack of progress. I am waiting for a formal response.
11 Sisson Rd Moreau	11/13/2024	I checked on the complaint and found 3 unregistered cars in the driveway as well as a pile of trash. The home has a history; however, it almost appears that it is vacant. I will send a letter of violation.
703-721 Old Saratoga Rd Gansevoort	11/14/2024	A neighbor complained that there was some sort of illegal activity occurring at this address (weed farm). I checked out the supposed exotic soil pile, it turns out it is millings to improve their road base and reduce any potential erosion.
National Grid - Syracuse	11/14/2024	The ROW manager stopped in the office to meet with me, and she was appreciative of all the cooperation we have given her over the past few years. She was also checking on 150 Ft Edward Rd to check the status.
1720 Rt 9 SGF	11/19/2024	FOIL Request
1331 – 1335 Rt 9 Moreau	11/19/2024	Complaint about an old burnt structure. I had spoken with a tenant there, no one seemed to know anything about a burned out building. No further inquiry needed.
245 – 351 Selfridge Rd Gansevoort	11/19/2024	The property owner called to set up a meeting to discuss moving the pond away from the highway drainage pipe. Chris Abrams will be with me on Thursday.
478 Selfridge Rd Gansevoort	11/19/2024	Complaint about dumping/back filling into wetlands. Spoke with the driver, they are watching the buffer zone.

1548 West River Rd Moreau	11/20/2024	I received an e-mail from an engineering firm who is interested in demolishing this home as the property is part of an upcoming superfund cleanup site. I will be formally condemning this home during the next week or so.
446 Fortsville Rd Gansevoort	11/20/2024	While driving up the road I noticed a new shed that was erected without a permit. Don Bates is the owner of the property, and this will be addressed when he is back in court.
345-351 Selfridge Rd Gansevoort	11/21/2024	We had a meeting on site, and the owner agreed to comply and that he plans on removing most of the little pond and lowering its level by a few feet. Currently the level is too high and is backing up into the drainpipe in the town ROW.
72 Feeder Dam Rd SGF	11/21/2024	FOIL Request, again
1548 west river Rd Moreau	11/26/2024	Working on a coordinated effort with an engineering firm and DEC on getting this home condemned and survey and prepped for demolition as it is part of a superfund site. Demolition will take place early next year
108 Redmond Rd Gansevoort	11/26/2024	The old homeowner has confirmed that she will be selling her dilapidated home (finally) and settle her old tax bill.
35 Rivercrest Rd Gansevoort	11/26/2024	The homeowner has been loading up his burn pit with construction debris. The neighbors have been given the DEC hotline phone number so they can catch the fire when it's in action.
150 Ft Edward Rd Ft Edward	11/26/2024	I received a phone call (anonymously) that the current resident has buried a lot of motors, tires, dumped fluids etc., and now that the home is for sale, they do not want the potential buyer getting stuck with the cleanup. DEC notified.

To: The Supervisor and Town of Moreau Board Members

From: Leah Cronin, IAO

Date: December 1, 2024

Re: Assessor's Office Monthly Report for November

In an effort to keep you up to date I respectfully submit the following:

November work continues as usual on building permits (both Town and Village), sale processing (sale & data verification), sales transmittals, welcome packet mailings (to our new residents), birthday cards mailings (to low income seniors), split merge requests, office organization, death certificate processing, etc.

Agricultural, Nonprofit, and Low Income Senior Citizens Exemption have been mailed to residents and businesses for yearly renewal.

My file is due to Saratoga County in November to be used for the printing on the January 2025 Town and County tax bills. We continue to assist the Tax receiver's office adding bank codes to my file for easy sorting of the tax bills to be mailed. This has not always been the case of adding bank codes and having it go so smoothly! It started back in 2020 – and has been a huge success for time savings since! Water relievis and Village tax relievis continue to be added to the file as normal procedure.

To comply with the legislation for the "Senior Citizen Tax Exemption Notices" that was signed into law December 23rd, 2022 (<https://www.nysenate.gov/legislation/bills/2021/S8570>) I am currently gathering quotes for such "Second Notice" mailing. This will be a postcard to all single-family residences within the Town of Moreau advertising Senior Citizens, Physical Disability (which we do not currently offer) and Veterans Exemptions. While I am not 100% in agreement with this unfunded mandate, this year is a good year to send these postcards advertising our newly updated Senior Citizens income limit for this exemption. Note: this is called a 'second notice' to residents as the tax bills mailed in January advertise property tax exemptions (which is the "first notice" to property owners). This will not be cheap. The first couple quotes I received are over \$3000. My goal is to have all quotes received back and to be submitted to the Town Board for December 23rds meeting.

Please see attached for GAR's monthly work effort for November.

Sincerely,

Leah Cronin, IAO

Here is what I have for November:

- Continued RPS Support
- Continued MLS Support
- Trend analysis for 2025 Roll
- PROS update

Sorry for the delay – have a great weekend!

Ryan

From: Leah Cronin <assessor@townofmoreau.org>

Sent: Friday, December 6, 2024 4:02 PM

To: Ryan Burns <rburns@gar-associates.com>

Subject: work effort!!

Hey Ryan! Monday morning can I please get a work effort from you!!

Have a great weekend!!

Leah M. Cronin, IAO

Assessor, Town of Moreau

President, Saratoga County Assessors Association

351 Reynolds Road

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