

Agenda  
Town of Moreau  
Town Board Meeting  
May 13, 2025  
7:00PM

7:00 p.m. Regular Town Board Meeting  
Roll Call / Pledge of Allegiance

1. Set Future Meetings / Upcoming Events

Public Comment Period

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

2. Approval of Minutes
  - April 29, 2025 – Month End Audit Meeting
  - April 29, 2025 – Regular Town Board Meeting
  - May 2, 2025 – Special Town Board Meeting
3. Lightstar/Renua – Old West Road
4. Lightstar/Renua – Washburn Road
5. Old Business
  - Hilton/Marine/Meadow Drainage Update
  - Richard Sears Tree Contract
6. Building, Planning and Development Office
  - MJ Proposal – Rec Park Engineering
  - County Court Property Referrals
7. Recreation Department
  - Rehires – Bill Noonan & Dylan Keech
  - New Hire – Logan Powhida
8. Transfer Station
  - Shawn Weller – Additional Job Title
9. Planning Board Alternate
10. Amsure – Insurance Renewal
11. Department Head Monthly Reports
  - Assessor, BPD, DCO, Highway, Rec, Transfer Station

Public Comment Period

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

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

*The month-end audit of the Town Board of the Town of Moreau was held at 6:45 p.m. on April 29, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.*

The meeting was held in person and called to order by the Supervisor at 6:45 p.m. with an attendance roll call.

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

**ALSO PRESENT:** Erin Trombley Town Clerk  
Anna Labiak Water Clerk  
Josh Westfall Building, Planning and Development (BPD) Coordinator

**OTHERS PRESENT:** None

Supervisor Fish asked the Town Clerk to read a financial transfer. She read:

"The Town Board of the Town of Moreau authorizes an increase in appropriations by \$60,536.00 to account A7140.4 General Fund – Recreation – Contractual."

**Resolution 174-2025** A motion was made by Councilmember Noonan, seconded by Councilmember Donohue, to approve the increased appropriations.

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

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

The motion carried 5:0.

**Resolution 175-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to accept the April warrant as audited.

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

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

The motion carried 5:0.

**Resolution 176-2025** A motion was made by Councilmember Donohue, seconded by Councilmember Noonan, to adjourn the audit meeting.

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

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

The motion carried 5:0. The meeting was adjourned at 6:46 p.m.

Respectfully submitted,

*Erin Trombley*

Erin Trombley, Town Clerk

*A regular meeting of the Town Board of the Town of Moreau  
and public hearing on proposed Local Law 6 of 2025 was held at 7:00 p.m. on April 29, 2025  
at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.*

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

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

Councilmember  
Councilmember  
Councilmember  
Councilmember  
Supervisor

**ALSO PRESENT:** Erin Trombley  
Brian Reichenbach  
Josh Westfall  
Chris Abrams  
Kristian Mechanick  
Elizabeth Bennett

Town Clerk  
Town Counsel  
Building, Planning and Development (BPD) Coordinator  
Highway Superintendent  
Water Superintendent  
Supervisor's Confidential Secretary

**OTHERS PRESENT:** Tammy Breen, Pat Breen, Greg Hewlett (The Pines), Dave Rogge (Lamplighter Acres), Diane Selchick, Maureen Dennis (Schermerhorn Real Estate Holdings), Chris Scarincio, Emma Maiorella (and family), Steve Willard (C2AE), Adele Kurtz, Alex Portal (Post-Star)

**LOCAL LAW 6 OF 2025**

**Resolution 177-2025** A motion was made by Councilmember Donohue, seconded by Councilmember Stewart, to open the public hearing for proposed local law 6 of 2025.

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

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

The motion carried 5:0.

**Public Comments:**

Adele Kurtz asked why this law was introduced, and why non-policy-making employees are included in those who need to make financial disclosure. She said the reason for financial disclosure was for transparency when someone has business before the Board, Planning Board or Zoning Board. She characterized adding clerks, accounts payable, and bookkeepers as overreach by local government. She also said the Town Justices are missing from the list of those required to file a disclosure. She said even State and County court judges, who are elected officials, must file. Councilmember Noonan asked who had drafted the law, if it had been Attorney Bruening. The Supervisor confirmed that Attorney Bruening had worked on the draft, who was not present at the meeting. It was suggested that clarification was needed from him. Confidential Secretary Bennett said the law was simply updating the titles of the employees that were listed in the old law, and that Judge McCabe had informed the Supervisor's office that he files his disclosure through the courts so he doesn't do Town disclosures. Ms. Kurtz said the unified court system requires financial disclosures for elected Supreme and Superior Court officials, but not from local Town Justices. Councilmember Stewart asked Attorney Reichenbach if the questions of Justices filing, and the inclusion of all staff could be clarified with Attorney Bruening. The Supervisor suggested leaving the public hearing open and referring the matters back to the Town attorneys to be revisited at the next meeting.

## **FUTURE MEETINGS/UPCOMING EVENTS**

Supervisor Fish said the only upcoming event would be the Memorial Day Parade on May 23.

## **PUBLIC COMMENT PERIOD**

No comments were made.

## **OLD BUSINESS**

Steve Willard, an engineer from C2AE, was asked by the Supervisor to address those assembled to explain the proposed sewer rates. Mr. Willard said they used the property classification code from Saratoga County Real Property and the Town's water law as a basis to calculate EDUs. He said he understood the original proposal for debt was based upon assessment, which he said was something he had never seen before. He said the first factor in the calculation was water usage, the 2<sup>nd</sup> factor, for those without a water usage to use, was the County drainage EDU rate, and third they examined individual properties with the Supervisor. He said this very fair and a common way debt is distributed, and asked if there were any questions.

Greg Hewlett asked if flow rates were used with other factors. He said there were flow rates on only 2 types of parcels and asked about the others. Mr. Willard said a single-family home will always equal 1 EDU, and that large commercial properties were based upon use as determined by meters. Mr. Hewlett asked how the use is calculated when there is an alternate water source, such as a well. He offered 1402 Route 9 as an example, which he said had 17 acres, 25,000 sq. ft. of building space, 30 or more employee vehicles daily, and very low water usage and was assigned 1 EDU. He asked how the formula adjusts for these factors. Mr. Willard questioned the idea of outside water supply that did not pass through a meter. Mr. Hewlett said the facility had an annual use figure of 4,500 gallons in 2024, equivalent to less than 15 days of toilet use in a home annually. He suggested well water could be their water source since many properties had wells before municipal water was available. Mr. Hewlett asked how some quantity of water going into the sewer that was unaccounted for through municipal water supply would be calculated in that scenario. Mr. Willard said a well water connection after the installation of municipal water would be very unusual because an inspection by the Department of Health is required to ensure the two supplies are physically separated. He said 20 years prior they had done that inspection. He added there would be no way to calculate that water use without proof. Mr. Hewlett said he had heard of a way to calculate volume based on sewer pump run cycles. Mr. Willard said flow is considered but not the overriding factor, and offered an example of residential use of well to supplement municipal water to water lawns, a large family vs. a retired couple, both assigned 1 EDU. He reiterated his belief that the Town's recent water law and the County sewer rate were a good basis to start with for the Town sewer rate.

Mr. Hewlett asked for the definition of "EDU" saying that he had heard it defined two ways. Mr. Willard said "Equivalent Dwelling Unit" was the correct definition. Mr. Hewlett said then a property on many acres with many employees is considered equivalent to a single family on a small parcel. Mr. Willard said he disagreed, restating that the calculation was based on the formula he described, and said even an empty lot got a single EDU, as did a truck terminal, and a house based on the standard formula applied to water rates. Mr. Hewlett said using the formula, the net is the same, and Mr. Willard agreed. Mr. Hewlett asked if Mr. Willard was comfortable with the results. Mr. Willard said he was, said that they had looked and looked again at the results, overspent their budget, and are prepared to stand by the Town until everyone is satisfied. He pointed out that the original price per EDU proposed was higher than the rate most recently proposed. Mr. Hewlett said it had been his contention that there were more potential EDUs that could have been assigned, which would lower rates per EDU. Mr. Willard disagreed, saying the rate will cover operations and maintenance, and that more users coming onto the system will reduce the rate. Mr. Hewlett questioned whether future development will be assessed equitably, because the application of the formula means a large facility could be assessed 1 EDU, which would not offset much. Mr. Willard said when new properties connect to the line it would offset costs. Mr. Hewlett said it was a one-time buy-in fee of \$3,000. He said he and Mr. Rogge were facing \$300,000 for 30 years, and that the extension was meant to spark growth. He suggested the formula didn't assure their costs would be offset in the future. Mr. Willard said that was Mr. Hewlett's opinion.



Maureen Dennis asked how 841 EDUs were determined that were used to calculate extensions 1-4. Mr. Willard said it was based on the formula. Supervisor Fish said the correct figure was 1,026 EDUs. Ms. Dennis said she looked at sewer capacity prior to a new line being added in 2021. She questioned the Home of the Good Shepherd, with 21 EDUs, and said users on Extensions 1-4 paid a buy-in, but Extension 5 users did not buy in. She said only 33 people on Extension 5 are actually using sewer, and people paying the same as sewer users who are not using sewer should be outraged. She asked if the rate would remain at \$270 per EDU since the EDU figure had changed. Mr. Willard and the Supervisor confirmed that \$270 would be the rate. Ms. Dennis said there would be plenty of money in extensions 1-4.

Councilmember Stewart thanked Mr. Willard and said each classification can be picked apart, but the Board chose the fairest method and will evaluate the rate annually. He said the Board had gone above and beyond, and that the \$750 rate per EDU for Extension 5 is lower than the initial proposed rates. He added that the best way to reduce cost is to add more EDUs. The 711 EDUs in extension 5 will go up, he said, adding that he stands by this decision. Councilmember Killian agreed, saying the Town needed a basis to calculate the assignment of debt and was potentially even leaving the Town short. He said they were being cautious because of the 30-year commitment, and that he hoped for progress.

### **SOUTH GLENS FALLS HIGH SCHOOL CAPSTONE PRESENTATION**

Supervisor Fish explained that students Alannah Harris and Emma Maiorella from the South Glens Falls High School had worked on a capstone project and asked to present to the Board. He invited Emma to explain the project and present their findings.

Emma Maiorella said the objective of the capstone project, titled "Revitalizing the Community," was to identify a problem and create a call to action to address the problem. Emma said her partner could not be there that evening. She said they looked for ways to revitalize the community through business and social opportunities. Ms. Maiorella said she looked into how multi-use developments can be used to grow towns like Moreau, to generate tax revenue, and to improve mental health among residents. Problems she said they identified included lack of recreational opportunities to draw teens and residents in general as a center for interaction. She said because other towns nearby with more opportunities tend to attract more travelers and residents, which negatively impacts tax revenue. She said multi-use developments bring more tax revenue than traditional developments. A study of Ashville, NC showed that downtown areas with mixed use had eight times the amount of tax revenue over large, single-use developments or structures, she said, giving Super Wal-Mart as an example of the latter. She said multi-use developments are also a more efficient use of land.

She said that despite having natural resources all around, the average travel time to outdoor recreation and work was 22 minutes by car, which she described as average nationwide, but that she felt was too long. Ms. Maiorella presented a chart that showed resources available in Moreau, showing 5% allocated to recreation and entertainment, 2% allocated to human services. She said this was bad because only 33% of suburban youth had visited a park or playground in a given week. She said this leads to social disconnection and higher rates of depression. In suburban areas, she said only 20% of residents said they know most of their neighbors compared to 50% in walkable neighborhoods. Neighborhoods without a social gathering place report 60% higher social isolation rates, she said.

Ms. Maiorella suggested a multi-use facility to combat these statistics in our suburban village. A single mixed-use like a café, community room, or gallery can increase neighbor interaction 25-30%, she said. She cited a 2022 study that showed that residents living above or near small businesses in suburban settings were 40% more likely to stay in their current neighborhood. A walkable multi-use structure increased foot traffic to an area up to 45%, she added. She cited a National Recreation and Park Association statistic that showed increased, walking, biking, and being outdoors, and 85% of adults reported being more active if there were places they could walk to safely.

Ms. Maiorella quoted another 2022 study that laid out how developing sewer could encourage growth and sustain growth. She said there had been a lack of growth. She said if the Town was serious about creating a multi-use space, they should do it right. Repurposing buildings is one way to do that, she said, by reducing cost, limiting environmental damage, and maintaining the character of the Town. Ms. Maiorella said there is a savings of 75% by repurposing buildings. She said to examine vacant or abandoned commercial properties for potential sites. She said zoning policies needed to be reviewed, and mentioned the C1 district is all auto shops and light repair, not really commercial. She said the Town could consider re-zoning to make it easier to bring in new businesses.

Access to green spaces reduces anxiety and depression rates, she said, and suggested that a rooftop garden, courtyard, or parklet open to the public could increase access to green spaces. Inclusion of native plants in these spaces helps reduce maintenance and support pollinators, she added. She also suggested partnering with local artists or schools for upkeep. Walkability in neighborhoods reduces obesity rates by over 20%, Ms. Maiorella said, suggesting sidewalks, crosswalks, bike paths, outdoor seating, and signage. To combat increasing traffic, she mentioned collaboration with CDTA, including a transit shelter in a multi-use development. She described inclusion of such a space as a hub of community activity rather than just a building.

Councilmember Killian asked what Ms. Maiorella would suggest as ideal. She said her personal opinion was more opportunities to do things with her friends were needed, and since many students do not have access to a car, public transit service should be better. She said the CDTA bus is inconsistent in route times in rural areas. She said she recommended retention of the “outdoorsy” nature of the Town, and to have a residential art space. She said there are no places, social third spaces, to go do things in Moreau. Those in attendance applauded Ms. Maiorella’s presentation, and the Board thanked her.

## **INSURANCE RENEWAL**

Supervisor Fish said the Town insurance policy was due May 1, but that all the quotes had not yet been received. As a way to avoid a special meeting, Attorney Reichenbach recommended authorizing the Supervisor to sign the policy recommended by the broker because an insurance policy can be changed at any time if the Board changes its mind.

**Resolution 178-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Killian, to authorize the Supervisor to sign the liability insurance policy to be recommended by the broker after quotes are received.

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

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

The motion carried 5:0.

## **APPROVAL OF MINUTES**

The Supervisor asked the Town Clerk to read a resolution. She read:

“Be it resolved, that the Town Board accepts and approves the minutes for the Special Town Board meeting on March 14, 2025 as submitted.” She also indicated Councilmembers Killian and Noonan had been absent.

**Resolution 179-2025** A motion was made by Councilmember Donohue, seconded by Councilmember Stewart, to accept the resolution as read.

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

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

The motion carried 3:0.

The Town Clerk read the following:

“Be it resolved, that the Town Board accepts and approves the minutes for the Month End Audit meeting on March 25, 2025 as submitted.” She indicated Councilmember Noonan had been absent.

**Resolution 180-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to accept the resolution as read.

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

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

The motion carried 4:0.

The Town Clerk read the following:

“Be it resolved, that the Town Board accepts and approves the minutes for the Regular Town Board meeting on March 25, 2025 as submitted.” She indicated Councilmember Noonan had been absent.

**Resolution 181-2025** A motion was made by Councilmember Killian, seconded by Councilmember Donohue, to accept the resolution as read.

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

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

The motion carried 4:0.

The Town Clerk read the following:

“Be it resolved, that the Town Board accepts and approves the minutes for the Regular Town Board meeting on April 8, 2025 as submitted.” The Supervisor indicated Councilmember Donohue had been absent.

The Town Clerk read the following:

**Resolution 182-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Killian, to accept the resolution as read.

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

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

The motion carried 4:0.

The Town Clerk read the following:

“Be it resolved, that the Town Board accepts and approves the minutes for the Special Town Board meeting on April 15, 2025 as submitted.” She indicated Councilmember Killian had been absent.

**Resolution 183-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to accept the resolution as read.

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

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

The motion carried 5:0.

## **BUILDING, PLANNING & DEVELOPMENT OFFICE**

### Hudson River Valley Greenway Trails Grant Application

Supervisor Fish asked the Town Clerk to read the following resolution. She read:

“**WHEREAS**, the Town of Moreau the Town of Moreau has a project entitled *Moreau Riverside Trail Phase II Planning*, which will be located in the Town of Moreau, and the Town is therefore applying to the Hudson River Valley Greenway for a grant under the Hudson River Valley Greenway Trails Program for Trail Planning; and



*A regular meeting of the Town Board of the Town of Moreau and public hearing on proposed Local Law 6 of 2025 was held at 7:00 p.m. on April 29, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.*

**WHEREAS**, said grant will provide the town with funding up to \$75,000 for the development of planning documents for Phase II of the Moreau Riverside Trail with a 50:50 match; and

**WHEREAS**, this project will be a necessary step to further the Town's 2021 Trails Concept Plan and implement the overall vision of the Moreau Riverside Trail, to eventually connect to Moreau Lake State Park;

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board of the Town of Moreau does hereby approve and endorse the grant application under the Hudson River Valley Greenway Trail Program for Trail Planning, for a project known as *Moreau Riverside Trail Phase II Planning*, located in Moreau; and

**BE IT FURTHER RESOLVED**, that the Town Board authorizes the Town Supervisor to enter into any agreement pursuant to award, with the Hudson River Valley Greenway."

**Resolution 184-2025** A motion was made by Councilmember Donohue, seconded by Councilmember Stewart, to accept the resolution as read.

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

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

The motion carried 5:0. Supervisor Fish thanked BPD Coordinator Westfall for his work on this and other projects.

#### Drainage Engineering Proposal

On the subject of the drainage situation on Meadow Drive, the Supervisor summarized that weeks prior O'Connor had been hired to address a plugged drainage pipe, which they had subcontracted out to Kubricky, who discovered the pipe was impassable due to a solid object or blockage of some kind. Jetting was attempted to clean out the blockage which didn't work, and a sinkhole developed in a yard. In the process of attempting to clear the pipe from Feeder to the next manhole, another sinkhole opened up in the road. He said the engineers estimated \$28,400 to determine the ultimate remedy for the situation. He said the choice at that time was either to continue with the engineer, or to repair two collapsed sections of the pipe and line the pipe with a slip line. He said if they chose the latter option, it would prevent tearing up several yards, driveways, and the cul-de-sac at the end. He said the choice was up to the Board.

Councilmember Stewart said he preferred to wait and continue pumping the water down. He estimated it was costing \$5,000-\$6,000 a month in an emergency capacity for the pump. He suggested letting Kubricky and their engineers continue to work and fix the 2 sections of pipe, which would correct the immediate emergency need for the pump. He agreed the slip lining was the least invasive solution. He said the lining has a 1-year warranty and should last 50 years. Supervisor Fish said the solution with engineering could be \$300,000-350,000. Councilmember Stewart said they should look at the cost of full repair and who should pay for it after the immediate repairs are made. Councilmember Killian asked if the drainage district can contribute financially. The question was raised as to the existence of a drainage district, to which Confidential Secretary Bennett said there is evidence that a district was created, and that Attorney Bruening said it would not be legal to use outside tax funds to repair inside the district. Attorney Richenbacker confirmed this is correct.

Councilmember Stewart asked if the district had ever been dissolved. He said the area was developed in the 1980s, and proposed making immediate repairs to the two sections of collapsed pipe, lining it, and then looking into the district further. The Supervisor and Councilmember Stewart said the rest of the lines had been photographed and there were no other emergencies in the system reported. Supervisor Fish said one plastic pipe was plugged and can be cleaned. Councilmember Killian asked if the line was corrugated, to which the Supervisor responded affirmatively, adding it was not in good shape. Councilmember Donohue said they need to repair the two sections, that this would be less disruptive, and they can decide on slip lining later. Councilmembers Noonan and Killian expressed their agreement. Supervisor Fish said he would contact Kubricky on 4/30/25 to get more information from their engineers. Supervisor Fish said he would keep the Board informed.

#### Recreation Park Improvements Engineering Proposal

The Supervisor said there was another engineering proposal, this time for improvements to the Recreation Park. He said 75% of the cost would be paid by grant. He then asked the Town Clerk to read a prepared resolution. She read:

**"WHEREAS**, the Town of Moreau was awarded a NYS Parks Planning Grant by the Office of Parks, Recreation and Historic Preservation for a project up to \$273,545; and

**WHEREAS**, the OPRHP grant is a 75:25 reimbursable grant to be used for funding the engineering of trails and a new entrance to the Harry J. Betar Recreation Park, from Fort Edward Road, on generally underdeveloped parcels; and

**WHEREAS**, the New York State Office of Parks, Recreation and Historic Preservation has approved the submitted proposal from MJ Engineering for the project;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board authorizes the Supervisor to execute the MJ Engineering proposal for improvements at the Harry J. Betar Recreation Park, dated January 22, 2025; and

**BE IT FURTHER RESOLVED**, that the Town Board authorizes an expenditure not to exceed \$227,200, pending notice of permissive referendum, to be paid from account HT7180.4, the Town Wide Recreation Capital Reserve Fund, which will include a reimbursable amount of \$170,400 and the Town's contribution of \$56,800."

**A motion** was made by Councilmember Donohue.

**Discussion:** Councilmember Noonan asked if there was a corresponding proposal regarding a road. BPD Coordinator Westfall said there is and it had been sent some time earlier. Councilmember Stewart asked if there was only one quote and if the bid they were reviewing was accurate. Twenty-two aspects of the project MJ Engineering had excluded themselves from, according to Councilmember Stewart, and he questioned whether those items, if added later, would eat the remaining funds from the grant. They excluded themselves from public hearings, leading the Town through the State Environmental Quality Review (SEQR) process, surveying and others, he said. The Councilmember said he did not like the proposal for the list of exclusions for the sum of money they would receive. He suggested sending the project to two additional firms. Councilmember Stewart asked again if the quote was correct. Mr. Westfall confirmed it was, and said 10% of the project cost was engineering, and that the proposal is \$50,000 lower than the full potential award. Councilmember Killian asked if they could ask for more to be included for more money? Mr. Westfall said the proposed access road to the Recreation Park would be an unlisted action for SEQR. Further action on this topic was tabled.

## **TOWN CLERK'S OFFICE**

Supervisor Fish asked Town Clerk Trombley to read a resolution. She read:

“Be it resolved that the Town Board authorizes Deputy Clerk Dianne Lewis to attend the NYSATRC Training Seminar in Lake George from June 8-11, 2025 at an amount not to exceed \$305.39 to be paid from account A1330.4.”

**Resolution 185-2025** A motion was made by Councilmember Donohue, seconded by Councilmember Noonan, to accept the resolution as read.

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

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

The motion carried 5:0.

## **LOCAL LAW 6 OF 2025**

Action and discussion were tabled on this topic.

## **HIGHWAY DEPARTMENT**

### 2023-24 Tandem Dump Truck

Supervisor Fish explained that there had been an increase of over \$4,000 to the total of an order for a dump truck which was approved in 2023. He said the Highway Superintendent recommended approving the increase.

**Discussion:** Superintendent Abrams said clauses have been in contracts since COVID related to the rising cost of building the equipment. He mentioned the rising price of steel. He said they had turned down a truck in the past because the increase was too much. Including the increase under discussion, he said the total was still \$15,000 less than what the Board had approved two months prior. Councilmember Stewart asked when the truck would actually arrive. The Superintendent said it was being outfitted at that time, and they would expect to receive it between December 2025 and March 2026.

The Town Clerk was asked to read the following resolution:

“Be it resolved that the Town Board authorizes a contract increase, in the amount of \$4,379.76, for the purchase of a 2024 International HX520 SFA, as previously quoted by H.L. Gage on February 1, 2023, for a total contract price of \$302,244.54. “

**Resolution 186-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to accept the resolution as read.

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

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye

Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0.

#### Advertising for New Hire

Supervisor Fish announced that a long-time employee had recently passed away, so a new hire would be needed. He said they were looking to post the position until May 9.

**Discussion:** Councilmember Stewart asked if that would give Mr. Abrams enough time to interview all the potential applicants. Mr. Abrams said he would make it work. Supervisor Fish asked about looking again at previous applicants since there had been another hiring not long before. The Superintendent said of the two remaining candidates, one would not return his calls and the other lived too far away to drive in during inclement winter weather.

The Town Clerk read the following prepared resolution:

“Be it resolved that the Town Board authorizes the Supervisor’s Office to advertise for a laborer vacancy in the Highway Department, at a rate of compensation per the CSEA Contract, with an application deadline of 9:00am on Friday, May 9, 2025.”

**Resolution 187-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to accept the resolution as read.

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

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

The motion carried 5:0.

#### **TRANSFER STATION**

Supervisor Fish said that during the organizational meeting, the hours the Transfer Station would be closed were listed, but at the meeting earlier in April, the Manager had requested Memorial Day and Labor Day off.

**Discussion:** Councilmember Donohue asked rhetorically who goes to the Transfer Station on those holidays. Councilmember Noonan said he had questioned whether those holidays had been listed in the organizational meeting minutes, and since they are not, he asked for confirmation that is the reason for the discussion. He said people were upset when the Transfer Station was closed on Good Friday because they are not working and may want to use the facilities. He said he had inquired about time employees could choose to take off, and didn’t realize that as part-time employees, Transfer Station staff do not have paid personal or vacation days to take if they wanted to take the day off and the facilities are open. It was asked if it would be possible to modify the schedule for those days to make it work without closing. Councilmember Killian asked if it were possible to be open longer on the days prior to the holidays. Councilmember Stewart said these employees don’t have the days off when the rest of the staff are off, so he suggested they try closing Memorial Day and see how it goes before deciding on Labor Day. Councilmember Donohue said these two days are major holidays and he didn’t see the issue with closing those days.



**Resolution 188-2025** A motion was made by Councilmember Donohue, seconded by Councilmember Killian, to authorize the closure of the Transfer Station on Memorial Day and Labor Day.

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

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

The motion carried 5:0.

## **RECREATION DEPARTMENT**

Councilmember Stewart gave an update on progress at the recreation park, saying the Field 3 fence is up, and that there were sprinkler system issues being resolved. He thanked the Supervisor for the brackets that were needed for baseball dugouts that staff will install. He said Rec. Clean-Up Day had been a success. He said there are questions outstanding about South Glens Falls Youth Baseball batting cages, and there is no cost to the Town for the three batting cages because the league had raised funds and gotten a grant for them. Three cages and a smaller field were being laid out in preparation for the new access road and additional parking. He suggested tabling a decision until after a better lay-out is ready but there is a time constraint so a special meeting may be required if they cannot wait until the May 13 meeting. There was discussion about authoring Recreation Director Brogan to act when the plan was ready, but Councilmember Stewart said there were questions about the contract outstanding as well.

The Board and South Glens Falls Youth Baseball need to discuss vending machines further as well.

## **WATER & SEWER DEPARTMENT**

The Supervisor said the Board had previously authorized the purchase of a mole for the Water Department for \$10,000 and the Water Superintendent had found one for significantly less. He asked the Town Clerk to read a prepared resolution. She read:

“Be it resolved, that the Town Board authorizes the purchase of an underground piercing mole from UCG Underground Supplies, LLC, for an amount not to exceed \$5,985, to be paid from account CW8310.2.”

**Resolution 189-2025** A motion was made by Councilmember Donohue, seconded by Councilmember Stewart, to authorize the closure of the Transfer Station on Memorial Day and Labor Day.

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

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

The motion carried 5:0.

## **SUPERVISOR'S OFFICE**

Discussion on the topic of upgrading the Town camera system was tabled.

*A regular meeting of the Town Board of the Town of Moreau and public hearing on proposed Local Law 6 of 2025 was held at 7:00 p.m. on April 29, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.*

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### Court Audit

The Town Clerk was asked to read a prepared resolution. She read:

**“Be it RESOLVED:**

That the Town Board acknowledges that the required examination of the Town Court’s financial records for the year ended December 31, 2024, has been completed.

**So be it FURTHER RESOLVED:**

That the Town Board accepts and approves the report of this examination.”

**Resolution 190-2025** A motion was made by Councilmember Donohue, seconded by Councilmember Stewart, to accept the resolution as read.

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

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

The motion carried 5:0.

### **DEPARTMENT MONTHLY REPORTS**

The Town Clerk read the following resolution:

“Be it resolved, that the Town Board accepts the March Department Head report from the Town Clerk’s Office.”

**Resolution 191-2025** A motion was made by Councilmember Noonan, seconded by Councilmember Stewart, to accept the resolution as read.

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

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

The motion carried 5:0.

### **TOWN LOGO SUBMISSIONS**

Supervisor Fish asked for feedback or questions from the Board. Councilmember Noonan asked if they would just leave discussion open until they find something they like. Supervisor Fish answered affirmatively. The Councilmember said the project could remain open forever and asked if they had some kind of direction.

Councilmember Donohue suggested that each Town Board member bring in a submission they like to see if they can reach a consensus. This was generally agreed.

## **COMMITTEE REPORTS**

**Discussion:** Councilmember Killian reported that the diagnosis of a problem with the Town Hall basement alarm system was that it was an issue with the dialer sending intermittent signals, and the proposed remedy had been to go with a wireless signal that would go directly to the fire alarm company. He said he wanted to wait because there could be a number of reasons the wires are getting intermittent power and he said the cause should be determined before spending \$1,200 when the remedy may be as simple as changing from a jack to a switch. He said the fire alarm company should run some diagnostics before they agree to pay the \$1,200.

**Resolution 192-2025** A motion was made by Councilmember Killian, seconded by Councilmember Stewart, to rescind motion 152-2025.

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

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

The motion carried 5:0.

## **SUPERVISOR'S ITEMS**

Supervisor Fish said employee Shawn Weller had been doing a good job at the Recreation Department operating the loader, and he suggested Mr. Weller receive a raise in pay when performing this function at the Rec. Councilmember Stewart said he agreed and asked if there was a way to pay him retroactively for the hours he had already worked in that capacity. The Councilmember asked what the current Operator's rate was. Secretary Bennett said his current rate is \$16 per hour. Supervisor Fish asked what the full-time recreation employee rate was. Councilmember Stewart asked Highway Superintendent Abrams what his entry level operator rate was. Mr. Abrams stated the rate was \$30 per hour. Councilmember Stewart said he was willing to go to \$25 for a staff member working in a special capacity with heavy machinery. The Councilmember clarified if this was a rate increase for hours when the employee was performing this function only. The Supervisor confirmed that was the intention.

**Resolution 193-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to approve Shawn Weller for a rate of \$25 per hour when operating heavy equipment for the Recreation Department.

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

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

The motion carried 5:0.

*A regular meeting of the Town Board of the Town of Moreau and public hearing on proposed Local Law 6 of 2025 was held at 7:00 p.m. on April 29, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.*

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## **PUBLIC COMMENTS**

Maureen Dennis asked if she needed to submit a FOIL request to receive a detailed breakdown of how EDUs were assigned in the sewer district. The consensus was that she could FOIL the information.

## **EXECUTIVE SESSION**

**Resolution 194-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Stewart, to enter into Executive Session for the purpose of discussing the employment history of a particular employee.

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

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

The motion carried 5:0. The Board entered Executive Session at 8:28 p.m.  
Executive Session concluded at 8:52 p.m.

## **ADJOURNMENT**

**Resolution 195-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Noonan, to adjourn the meeting.

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

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

The motion carried 5:0. The meeting was adjourned at 8:52 p.m.

Respectfully submitted,  
*Erin Trombley*  
Erin Trombley, Town Clerk



*A special meeting of the Town Board of the Town of Moreau was held at 8:30 a.m. on May 2, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.*

The meeting was held in person and called to order by the Supervisor at 8:30 a.m. with an attendance roll call and the Pledge of Allegiance.

<b>PRESENT:</b>	John Donohue, Jr.	Councilmember
	Mark Stewart	Councilmember
	Jesse A. Fish, Jr.	Supervisor

<b>ALSO PRESENT:</b>	Erin Trombley	Town Clerk
	Josh Westfall	Building, Planning and Development (BPD) Coordinator

**OTHERS PRESENT:** None

### **MOREAU TOWN COURT REQUEST**

**Resolution 196-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to authorize an additional expenditure for Town Court record scanning, not to exceed \$3,357.71 to be paid from account A1110.4.

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

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

The motion carried 3:0.

### **SUPERVISOR'S OFFICE**

The Supervisor said a payment voucher for Waste Management had arrived the day prior and was due that day.

**Resolution 197-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to authorize the Supervisor's office to pay the Waste Management voucher in the amount of \$6,074.16.

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

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

The motion carried 3:0.

### **WATER & SEWER DEPARTMENT**

The Supervisor said that at the previous meeting the purchase of a mole for the Water Department had been authorizes, but because they paid with a credit card, they didn't know what shipping would be.

**Resolution 198-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to authorize an additional \$200 for shipping to purchase an underground piercing mole from UCG Underground Supplies, LLC, to be paid from account CW8310.2.

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

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

The motion carried 3:0.

## **RECREATION DEPARTMENT**

The Supervisor asked Councilmember Stewart to explain the next item. Councilmember Stewart said that in the process of preparing the splash pad to open, the Recreation Director discovered that the manifold that's attached to the step button that activates the pad was broken and leaking. The proposed resolution was to approve the cost to replace the activator for the splash pad, he said.

**Resolution 199-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to pay Parkitects an amount not to exceed \$1,093.75 from account A7140.4.

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

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

The motion carried 3:0.

**Resolution 200-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to authorize South Glens Falls Youth Baseball to construct little league batting cages at the Harry J. Betar Recreation Park, behind fields 2 & 3, under the supervision of the Recreation Director, and upon completion the South Glens Falls Youth Baseball will execute a gift agreement dedicating the batting cages to the Town of Moreau.

**Discussion:** Councilmember Stewart said Youth Baseball had come to a good plan for the space in question, including accommodation for an access road, parking, and tee ball/Bantam field in the future. He said the organization had met, received a grant and done fundraising, and received a large shipping bill they had not anticipated. He said he had told them he didn't know if they could assist with that, but said he would like the Town Board to consider, with approval by the Recreation Director and Recreation committee, paying for the stone and other material needed for construction of the project. Councilmember Donohue said he thought it was a good idea because the facilities become the property of the Town and it was for the good of the community, adding that over the years the youth organizations have done much to make the park what it is now. Councilmember Stewart also mentioned that the quote for painting the building that was donated by a volunteer was quoted at \$9,000 in value.

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

Councilmember Donohue	Aye
Councilmember Killian	Absent

*A special meeting of the Town Board of the Town of Moreau was held at 8:30 a.m. on May 2, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.*

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Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0.

The Supervisor said fields 1 and 3 have bleachers, and field 2 does not. He said he would like Field 2 to have bleachers like the other fields so visitors can sit down. He said he thought the bleachers would cost around \$6,000. Councilmember Stewart said the last ones had been about that much, but updated quotes have not come in yet. The Councilmember said if they bring it to the next meeting it would still be subject to permissive referendum because they would need to use restricted Recreation funds for it. The Supervisor said everything there is nice and new and he would like to see new bleachers for that area.

**Resolution 200-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to authorize a sum not to exceed \$10,000 from account HT7180.4, Townwide Recreation Capital Project Fund subject to 30-day permissive referendum, pending Counsel approval.

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

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

The motion carried 3:0.

## **ADJOURNMENT**

**Resolution 201-2025** A motion was made by Councilmember Donohue, seconded by Councilmember Stewart, to adjourn the meeting.

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

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

The motion carried 3:0. The meeting was adjourned at 8:42 a.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:** Tree Contract  
**DATE:** September 20, 2024

This memo is to request authorization from the Town Board to sign our 2024 tree contract with Richard Sears Tree Experts. Tree Bid Proposals were sent to Adirondack Tree Surgeons, Richard Sears Tree Experts, Tree Care by Stan Hunt, Tree Masters, High Peaks, A-1 Tree Works, Advantage Tree Service, W.M. Biers, and Fones Tree Service on Tuesday, September 3, 2024 with a deadline of Thursday, September 19, 2024. Richard Sears Experts Inc. and Adirondack Tree Surgeons were the only companies to submit proposals.

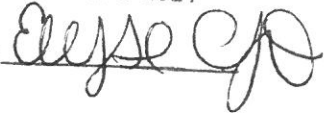
The 2024 specs and proposals are attached to this memo. I recommend going with Richard Sears Tree Experts due to their proposals being lower in cost, as well as the exceptional service they have provided the Town in recent years.

Chris Abrams  
Highway Superintendent



RECEIVED

SEP 19 2024

BY: 

**TOWN OF MOREAU**  
**SPECIFICATION 2024**  
**TREE AND STUMP REMOVAL**

It is the intent of these specifications to describe the removal of those trees, which shall be designated by The Town of Moreau Highway Dept.

**GENERAL:**

The contractor shall furnish materials, equipment, machinery, tools, labor, services, insurance, etc. except as provided herein to do and perform all work necessary and incidental to the removal of trees and stumps as designated and ordered removed by Town of Moreau Highway Superintendent.

**TREES TO BE REMOVED:**

The contractor shall clean the site of all limbs, brush and debris of said trees, which shall be designated by the Town of Moreau Highway Superintendent.

**PROTECTION OF UTILITIES AND PRIVATE PROPERTY:**

The contractor shall progress all work in such a manner as to cause no damage to public utility poles, power lines, telephone lines, and other private property. Most of the trees which will be designated for removal by the contractor must have limbs cut and lowered to the ground before the tree can be felled because of utility lines or private structures. The contractor shall notify the owner of any utility poles, cables, lines, wires, guys, or braces connected or attached to, over, under or adjacent within 40 feet of the tree to be removed, not less than 24 hours before starting work on said tree.

**PROTECTION OF TRAFFIC:**

The contractor shall erect signs, post flagmen, and place barricades for protection of traffic. All signs and the placement of all signs shall be in accordance with the current "New York State Manual of Uniform Traffic Control Devices." Traffic shall be maintained continuously except for periods of not more than 30 minutes during which a tree may be across a highway. No work shall progress at night.

**CUTTING OF STUMPS:**

All stumps shall either be cut to within 3" of the adjacent ground level or grinded per discretion of the Highway Superintendent in such a manner as not to create a hazard to public safety.

**METHOD OF REMOVAL:**

All limbs 8" or more in diameter shall be cut and lowered to the ground on ropes or cables. The trunk shall be felled either in sections or whole in such manner so as not to damage any property, private or public, including lawns, highway pavements, shoulders, etc.

**PROTECTION OF HIGHWAY PROPERTY:**

The contractor shall endeavor at all times to protect the highway pavement, shoulders, ditches, guideposts, guard rails, signs, culvert headwalls, etc. from damage and shall be responsible for repairs to or replacement of any damage caused by him in course of the execution of this contract.

**PROGRESS OF WORK:**

The contractor shall begin work not more than five (5) days after notification by the Highway Superintendent. The contractor shall give the Highway Superintendent not less than 24 hours' notice of the time and date of starting work. No work shall progress during periods of weather requiring snow removal, ice control, or other operations of emergency nature. In the event of postponement of work because of weather, an extension of time to start shall be allowed. The contractor shall cut for loading and remove from the pavement and shoulders all brush, limbs, logs, stubs, butts, etc. before stopping work at the end of the workday. Work shall progress continuously to completion for each tree before removal of the next tree is started.

**CONTRACT PRICE:**

The Town of Moreau shall pay the contractor for the performance of the contract in the manner and subject to conditions stated herein (over 5" to 12"dbh), (over 12" to 18"dbh), (over 18" to 24"dbh), (over 24" to 36"dbh) and (over 36"dbh) per tree removed. (dbh=average diameter breast high)(4.5 ft. above ground). The contractor shall supply price of stump grinding as stated herein (over 5" to 12"), (over 12" to 18"), (over 18" to 24"), (over 24" to 36"), and (over 36").

**EXPERIENCE OF THE CONTRACTOR:**

The contractor shall have been engaged in the business of tree removal on a full-time basis for not less than five (5) years. The contractor shall own sufficient and adequate equipment necessary for the execution of the contract.

**SUPPLIES AND MATERIALS:**

The Town of Moreau Highway Dept. shall not furnish or purchase any supplies or materials from the contractor or for the contractor from any source as a result of this contract or its execution.

**PAYMENT ON CONTRACT:**

Payment to the contractor shall be a lump sum per item and shall be made only after complete and satisfactory removal of each item and execution and submission of a Town of Moreau voucher by the contractor for the trees removed. Payment for the removal of any trees shall in no way relieve the contractor of liability for damage caused by removal of that tree.

**EMERGENCY WORK:**

When tree removal is designated as "Emergency Work," contractor shall begin removing trees immediately upon notification by Highway Superintendent.

**INSURANCE:**

The contractor shall purchase and maintain in full force and effect, during the period covered by the contract, a policy or policies of liability insurance protecting the contractor with limits of at least \$1,000,000 per occurrence, with a \$2,000,000 general aggregate, for bodily injury and property damage.

The contractor shall also procure and maintain an umbrella policy in the amount of at least an additional \$1,000,000 of general liability coverage, as well as, worker's compensation insurance as required by New York State Law. The Liability and Umbrella insurance policies shall specifically name the Town of Moreau as an additional insured on a primary and non-contributory basis.

A certificate of such coverage from an insurance company authorized to do business in New York State and naming the Town as an additional insured, shall be provided at the time of execution of the contract.

The Town of Moreau reserves the right to increase the aforesaid minimum limits of liability.

The contract period is for one (1) year from the signing of a contract with the Town of Moreau with the option of a one (1) year extension upon written agreement signed by the authorized representatives of both parties.

**PROPOSAL**  
Removal of Tree Stumps

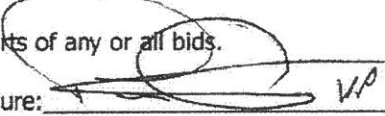
Richard Sears Tree Experts agrees to provide Stump Removal Service to the  
(firm name)  
Town of Moreau Highway Department, as called for in specification 2024.

STUMP SIZES	BID PRICE
over 5" to 12"	\$ <u>150</u> /ea.
over 12" to 18"	\$ <u>150</u> /ea.
over 18" to 24"	\$ <u>150</u> /ea.
over 24" to 36"	\$ <u>150</u> /ea.
over 36"	\$ <u>150</u> /ea.

(stump sizes are estimated)  
(number of stumps estimated)

The Town Board reserves the right to reject parts of any or all bids.

DATE: 9/18/2024

Signature:  VP

Printed Name & Title: Paul Archer Vice President

Company: Richard Sears Tree Experts Address: 16 Harold Harris Road

Queensbury NY 12804

Telephone: (518) 858-2828

Fax: \_\_\_\_\_

**PROPOSAL**  
Removal of Trees

Richard Sears Tree Experts agrees to provide Tree Removal Service to the  
(firm name)  
Town of Moreau Highway Department, as called for in Specification 2024.

<u>TREE SIZE</u>	<u>BID PRICE</u>
over 5" to 12" dbh	\$ <u>300</u> /ea.
over 12" to 18" dbh	\$ <u>500</u> /ea.
over 18" to 24" dbh	\$ <u>1250</u> /ea.
over 24" to 36" dbh	\$ <u>1375</u> /ea.
over 36" dbh	\$ <u>2100</u> /ea.

(note: dbh = tree diameter breast high-4.5 ft. above ground)

(tree sizes are estimated)  
(number of trees estimated)

The Town Board reserves the right to reject parts of any or all bids.

DATE: 9/18/2024

Signature: \_\_\_\_\_

Printed Name & Title: Paul Archer Vice President

Company: Richard Sears Tree Experts

Address: 16 Harold Harris Road

Queensbury NY 12804

Telephone: (518) 858-2828

Fax: \_\_\_\_\_



**PROPOSAL**  
Removal of Tree Stumps



354 Gurnspring Road  
Gansevoort, NY 12831

\_\_\_\_\_ agrees to provide Stump Removal Service to the  
(firm name)  
Town of Moreau Highway Department, as called for in specification 2024.

STUMP SIZES	BID PRICE
over 5" to 12"	\$ <u>65.00</u> /ea.
over 12" to 18"	\$ <u>110.00</u> /ea.
over 18" to 24"	\$ <u>145.00</u> /ea.
over 24" to 36"	\$ <u>205.00</u> /ea.
over 36"	\$ <u>295.00</u> /ea.

(stump sizes are estimated)  
(number of stumps estimated)

The Town Board reserves the right to reject parts of any or all bids.

DATE: 9-18-24

Signature: \_\_\_\_\_

Printed Name & Title: \_\_\_\_\_

Philip J Viger President

Company: \_\_\_\_\_

Adirondack Tree  
Surgeons, Inc.

Address: \_\_\_\_\_

354 Gurnspring Rd  
Gansevoort, NY 12831

Telephone: (518) 792-2225

Fax: (518) 583-9285

RECEIVED

SEP 18 2024

BY: 

**PROPOSAL**

Removal of Trees

**ADIRONDACK  
TREE  SURGEONS**

354 Gurnspring Road  
Gansevoort, NY 12831

\_\_\_\_\_ agrees to provide Tree Removal Service to the

(firm name)

Town of Moreau Highway Department, as called for in Specification 2024.

TREE SIZE	BID PRICE
over 5" to 12"dbh	\$ <u>150.00</u> /ea.
over 12" to 18"dbh	\$ <u>490.00</u> /ea.
over 18" to 24"dbh	\$ <u>2000.00</u> /ea.
over 24" to 36"dbh	\$ <u>3045.00</u> /ea.
over 36"dbh	\$ <u>3045.00</u> /ea.

(note: dbh= tree diameter breast high-4.5 ft. above ground)

(tree sizes are estimated)  
(number of trees estimated)

The Town Board reserves the right to reject parts of any or all bids.

DATE: 9-18-24

Signature: 

Printed Name & Title: Philip J Viger, President

Company: Adirondack Tree  
Surgeons, Inc.

Address: 354 Gurnspring Rd  
Gansevoort, NY 12831

Telephone: (518) 792-2225

Fax: (518) 583-9285

**SENT VIA EMAIL ONLY**

May 2, 2025



Mr. Josh Westfall, MRP, AICP  
Building, Planning and Development Coordinator  
Town of Moreau Building Department  
351 Reynolds Road  
Moreau, New York, 12828-9261  
[bpd@townofmoreau.org](mailto:bpd@townofmoreau.org)

Re: Harry J. Betar, Jr. Recreation Park Improvements  
19 Jan Avenue  
Town of Moreau, Saratoga County, New York  
**MJ Proposal No. 2025017 for Engineering and Survey Services**

Dear Mr. Westfall:

MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. (MJ) is pleased to provide the Town of Moreau (Town) with this proposal for professional services associated with Harry J. Betar, Jr. Recreation Park Improvements (Project). The project will involve the design a new vehicular entrance and roadway, as well as expanding a multi-use trail network. MJ's project understanding and the associated Scope of Services are outlined below.

### **PROJECT UNDERSTANDING**

---

Based upon information provided by The Town, MJ understands the following:

- The Town is interested in the development of a multi-use trail and vehicular roadway at the Harry J. Betar, Jr. Recreation Park. This roadway will connect Fort Edward Road (County Highway 28) to the existing roadway network and parking area located south of the baseball field complex within the park.
- The design will encompass a review of project phasing for construction-related activities anticipated to be carried out by a general contractor. There is a potential that BOCES of New York State may perform the removal of vegetation and the Town Highway Department may self-perform earthwork. The performance of specific work items will be determined and clarified during the design documents.
- The Town will prepare pre-bid documents to secure funding for final construction.
- The Town has requested survey, mapping and design services to advance the project.

Based upon the above understanding, MJ offers the following Scope of Services for your consideration.

### **SCOPE OF SERVICES**

---

#### **Task 01: Topographic and Boundary Survey and Mapping**

MJ will prepare mapping of the subject parcels. Mapping will be prepared by means of a partial field survey, to collect partial boundary related data and for the mapping of the existing planimetric



21 Corporate Drive  
Clifton Park, NY 12065



518.371.0799  
[mj@mjteam.com](mailto:mj@mjteam.com)  
[mjteam.com](http://mjteam.com)



Fishkill, NY  
Levittown, NY  
Picatinny, NJ  
Melbourne, FL





features within the developed portion of the park, combined with publicly available LiDAR data. The total area of the survey and mapping is estimated to be approximately 215 acres. Specifics of the survey are as follows:

1. Establish a survey control network. The horizontal datum will be referenced to the New York State Plane Coordinate System East Zone (NAD83) and the vertical datum will be referenced to the North American Vertical Datum of 1988 (NAVD88).
2. Set two permanent horizontal control points and two vertical benchmarks in a location and manner so to be unaffected by any planned construction activities.
3. Obtain topographic information from publicly available LiDAR data. Ground proofing of the available LiDAR data will be performed to verify accuracy. MJ will locate site features including but not limited to building, roads, driveways, park facilities, and utilities. Underground utilities will be shown based upon surface evidence, combined with record mapping. Project utilities will be mapped in accordance with ASCE Quality Level C (QLC) Standards. The quality level definitions will be provided in the general notes section of the plans.
  - Quality Level C (QLC) is the third highest degree of accuracy. The information shown on the plans has been obtained by surveying and plotting visible above-ground utility features and by using professional judgment in correlating this information to existing utility company records (shown as QLC).
4. Perform document research at the Saratoga County Clerk's Office, and Town of Moreau to obtain record documents for the subject and adjoining parcels, and highways.
5. For TMP 50-3-23, the eastern parcel located adjacent to Fort Edward Road, MJ shall perform field reconnaissance and field survey of the parcel to identify potential sources of information including natural and man-made monuments and lines of possession such as stone walls and fence lines that may serve as indicators for the property boundary. Office computations and analysis will be performed to reconcile record boundary information with the physical evidence located, resulting in a boundary line determination. MJ shall notify the Client should any discrepancies be discovered.
  - Remaining parcel boundaries TMP 50-3-13 and TMP 50-3-24.11, will be shown, as approximations only, based on current tax mapping, and record information, correlated to any property monumentation recovered during a field survey, and/or surveyed features that correspond to record mapping. MJ will not be completing a formal boundary survey for TMP 50-3-13 and TMP 50-3-24.11.

The deliverables provided under this task include:

1. Mapping shall be delivered in AutoCAD 2023 (Civil 3d) format.
2. Wetlands Site Screening Memo.

## **Task 02: Regulated Wetland Screening**

Review of available NYSDEC and Federally regulated wetlands maps indicate that there are potential wetlands on or adjacent to the project site. However, as of January 1, 2025, NYSDEC's jurisdictional authority over freshwater wetlands has expanded under the Freshwater Wetlands Jurisdiction and Classification regulations (6 NYCRR Part 664). Therefore, these wetland maps can no longer be used





to evaluate jurisdictional limits. Under this task, MJ will conduct a wetland site screening to confirm that no wetlands are present on the site.

Should unmapped wetlands be discovered, the physical flagging and/or submission of a jurisdictional determination to regulatory agencies shall be completed as an additional service.

### **Task 03: Project Kickoff and Concept Design**

MJ will schedule an in-person project kickoff meeting to reaffirm the project's goals and objectives, outline the scope of services, identify critical path elements, define project stakeholders, and confirm the project schedule. Following the kickoff meeting, MJ's team will conduct a field assessment to evaluate the site and identify any discrepancies between the available site mapping and the existing conditions. MJ will:

- Develop an existing conditions map using GIS aerial imagery and available GIS property boundaries.
- Conduct a site walk to capture the trail and roadway character, focusing on accessibility, natural features, and potential views. Using GPS technology.
- Map and flag recommended trails and roadways for easy identification. The flagged trails will be confirmed with the Town, either in person or by the Town independently confirming to MJ.
- Develop a Trail and Roadway Concept Design Map over the GIS aerial imagery and property boundaries, incorporating any feedback from the client.

MJ will provide a rough order of magnitude opinion of probable construction costs. The deliverables provided under this task include:

1. Kickoff meeting minutes
2. Trail and Roadway Concept Design Map
3. Rough order of magnitude opinion of probable construction costs.

### **Task 04: Design Development (60%)**

MJ will utilize the conceptual trail and roadway alignment developed in Task 02 and advance the design to 60% design level. As the project will only include site work, the project will be completed as a single prime general construction contract pursuant to the requirements of Wick's Law.

The deliverables provided under this task include:

#### **A. Design Drawings**

Provide project plans representing the scope of work including, but not limited to:

- a. Cover Sheet
- b. General Notes and Legends



- c. Existing Conditions and Removals Plans
- d. Site Material and Layout Plan
- e. Grading, Utility, Erosion and Sediment Control Plans
- f. Site Work Details

**B. Project Manual**

Provide technical specifications (Div. 02 through 34) applicable to the scope of work in outline format.

**C. Opinion of Probable Construction Costs**

Provide a detailed opinion of probable construction costs.

**D. Stormwater Pollution Prevention Plan (SWPPP)**

The project is expected to exceed 1-acre in soil disturbance; therefore, it will be subject to the NYSDEC Phase 2 Stormwater Regulations and General Permit GP-0-25-001 (expected to be effective January 29, 2025). As part of the design effort, MJ will prepare a Stormwater Pollution Prevention Plan (SWPPP). Given the nature of the proposed work, the SWPPP will address construction phase sediment and erosion control measures, water quantity controls, water quality controls and green infrastructure. MJ will prepare a Notice of Intent (NOI) supporting permit coverage under the General Permit and will furnish the completed NOI for signature by the Town's Stormwater Management Program Coordinator.

MJ will complete the Stormwater Pollution Prevention Plan (SWPPP) required for this project, including WQv and RRv calculations, pre- and post- construction water quantity calculations, and post-construction stormwater management and green infrastructure design. MJ will provide any required plan sheets, details, and technical specifications detailing the stormwater management practices and certify by a Professional Engineer in NY for inclusion in the construction documents.

**E. Additional Items within this Task**

- a. Identify applicable project and construction permits.
- b. Attend an in-person review meeting with the Town and project stakeholders to review written comments on the 60% documents.

**Task 05: Pre-Bid Documents (90%)**

Based upon feedback provided through the Design Development Task, MJ will advance the design, drawings, and specifications to approximately 90%. An itemized opinion of probable construction costs will also be presented.

**A. State Environmental Quality Review Act (SEQRA)**

An initial review of the project scope in comparison to Part 617 of Environmental Conservation Law (ECL) suggests that this would be a Type I SEQR action pursuant to 617(b)(6)(i), as project disturbance is anticipated to exceed 10-acres. MJ will complete Part I of the Full Environmental





Assessment Form (FEAF) to assist the Town in their review of the project. MJ anticipates the Town Board will declare its intent to be lead agency for the environmental review and the Town will send notices to involved agencies, seeking their consent to the lead agency designation.

Type I actions require completion of a Full Environmental Assessment Form (FEAF) and coordinated review with involved and interested agencies for Lead Agency determination. MJ will complete Part 1 of the FEAF to assist the FMPC in their review and coordination of the project. MJ will also prepare coordinated review letters for distribution to identified involved and interested agencies on behalf of the intended Lead Agency in compliance with Part 617.

The responses provided in Part I will be based upon the existing site conditions and proposed improvement plans. Specific environmental conditions will be dealt with based upon readily available data. This is specific to wetlands, threatened and endangered species and cultural and historic resources. In the event database searches reveal the existence of environs of concern within or immediately adjacent to the project site, site specific studies may be necessary prior to preparing a final FEAF for use by the SEQRA Lead Agency, which can be completed as an additional service.

MJ will complete Part 2, which examines the proposed project and determines magnitude of impacts. MJ assumes that the FEAF and studies will support a negative declaration and will complete Part 3 which outlines the Lead Agency's findings and facts supporting this decision.

Should the lead agency find that proposed project impacts are significant enough to warrant a positive declaration and the preparation of an environmental impact statement, MJ can complete those efforts as an additional service. The deliverables provided under this task include:

1. Requisite number of hard copies and one (1) digital copy of the SEQRA submission. Costs for reproduction of submissions will be charged against RE00.
2. Project plans advanced to 90% for use in the Town's effort to obtain grant funding.
3. Draft Procurement and Contracting Requirements (Div. 00) and General Requirements (Div. 01) Specifications.
4. Draft technical specifications (Div. 02 through 34).
5. Revise the opinion of probable construction cost.
6. FEAF Parts 1, 2 and 3
7. Coordinated Review Letters to interested and involved agencies
8. Attend an in-person review meeting with the Town and project stakeholders to review written comments on the 90% documents.

**Task 06: Bid Documents (100%)**

MJ will prepare the final construction drawings, plans, specifications, and an itemized opinion of probable construction costs for the proposed project at 100% completion. The construction documents will be provided to the Town for review. Upon inclusion of any final comments from the Town, the documents will be certified by a Licensed Professional Engineer in New York.



The deliverables provided under this task include:

1. Bid plans and project manual (Div. 00 through 34) stamped by a professional engineer licensed in the State of New York.
2. Final opinion of probable construction costs.

**Task 07: Bid Phase Services**

During and following project bidding, MJ will complete the following:

1. Distribute contract documents as PDF documents to prospective bidders through our web-based portal.
2. Respond to queries from prospective bidders and prepare addenda to the Contract Documents. This task is limited to the preparation of two (2) addenda.
3. Upon completion of the bid period, examine and evaluate the bid by considering the apparent low bidder's understanding of the overall project scope, probable cost, utilization of proposed sub-contractors, expertise, and past performance in completing similar projects.
4. Following the bid evaluation, MJ will prepare a Post Bid Report/Recommendation of Award, if required to the Town.

The deliverables provided under this task include:

1. Electronic copies (PDF) of addenda, response to bidder questions, and Post-bid Report/Recommendation of Award.

**Task 08: Construction Administration**

After the bidding period and in advance of construction, MJ will:

1. Review the contractor's submittals required by the contract, including but not limited to shop drawings, material cut sheets, product data and field and laboratory test reports.
2. Respond to Requests for Information (RFI's) submitted by the contractor. MJ will respond to a maximum of ten (10) RFI's under this task.
3. Prepare Information Bulletins (IB's) based upon RFI's, Client requested modifications or clarifications to the Contract Documents. MJ will prepare a maximum of two (2) IB's under this task.
4. Review monthly pay requisitions submitted by the contractor and issue recommendations to the Town relative to payment.
5. Issue Substantial Completion and Final Completion notifications to the Town when the contractor milestones are reached.

The deliverables provided under this task include:

1. Electronic copies (PDF) of related reviewed submittals, RFI's, and IB's, if Submittal Exchange is not used.





### **Task 09: Construction Inspection**

During the construction phase MJ will:

1. Attend one (1) pre-construction meeting with the contractor and Town staff and distribute meeting minutes.
2. Weekly review of the progress of work to verify that the work is in general conformance with the Contract Documents. A Site Report / Deficiency Log will be prepared for site visits. As part of this task, MJ assumes that we will be required to provide sixteen (16) hours of site assessment over twenty-four (24) weeks during construction for a total of three-hundred and eighty-four (384) hours of site assessments.
3. Conduct one (1) site inspection to generate project Punch List and conduct one (1) final inspection for Project Close Out.

The deliverables provided under this task include:

1. Electronic copies (PDF) of the meeting minutes, Site Report / Deficiency Log and Punch List following the completion of the stated site assessments.

### **ASSUMPTIONS**

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The following assumptions were made in the development of this proposal:

2. The Town will:
  - a. Complete soils testing, including test pits and infiltration testing, required for the design of post-construction stormwater management practices in conformance with the NYSDEC Stormwater Management Design Manual.
  - b. Arrange for site access and inform adjoining landowners of the project and of the need for MJ staff to enter their lands to complete the project.
3. Payment of NYS Prevailing Wage Rates for field survey services is required.
4. No impacts are expected to the:
  - a. NYS or Federally regulated wetlands or adjacent zones.
  - b. NYS or Federally protected plants or animals.
5. The proposed trail and roadway will utilize Parcel TMP50-3-23, as indicated on the July 2024 Trail Improvement Master Plan for the Harry J. Betar, Jr. Recreation Park Consolidated Funding Application.
6. Full boundary survey services are not required for TMP 50-3-13 and TMP 50-3-24.11.



## **TASKS NOT INCLUDED IN THIS PROPOSAL**

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The following efforts are excluded from this scope of services:

1. Preparation of Individual parcel boundary survey maps
2. Survey of individual tree locations
3. Preparation of Subdivision, Easement or Consolidation Plans
4. Setting of boundary monumentation
5. Underground utility location
6. Wetland delineation and permitting, if identified within the Wetland Site Screening Memo
7. Preparation of grant funding applications
8. Habitat assessments for rare or endangered plants or animals
9. Environmental permitting for impacts to wetlands or incidental taking of endangered species
10. Endangered species studies
11. Archeological studies
12. Hazardous materials testing and mitigation design
13. SEQRA compliance support
14. Design of site structures (i.e., new retaining walls, seats walls)
15. Geotechnical testing and design
16. Electrical engineering design
17. Sealed engineering drawings as part of grant funding application submissions
18. Value engineering changes after the 60% submission
19. Redesign and resubmission of design packages for value engineering
20. Division of the scope of work into phased construction packages



## **SCHEDULE**

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MJ will perform the outlined tasks within the following durations:

<b>Description</b>	<b>Completion</b>
Task 01-04 – Design Development (60%)	Week of July 21, 2025
Task 06 – Bid Documents (100%)	March 2026, or contingent on available funding
Tasks 07-09: Bid and Construction	TBD

The schedule assumes there are no significant changes or delays resulting from decisions, conditions and/or events beyond MJ's control.

## **FEE**

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MJ proposes to complete the above-listed services for the following fees.

<b>Description</b>	<b>Billing Type</b>	<b>Fee</b>
Task 01: Topographic/Boundary Survey and Mapping	Lump Sum	\$ 31,000
Task 02: Regulated Wetland Screening	Lump Sum	\$ 2,000
Task 03: Project Kickoff and Concept Design	Lump Sum	\$ 14,600
Task 04: Design Development (60%)	Lump Sum	\$ 26,300
Task 05: Pre-Bid Documents (90%)	Lump Sum	\$ 36,000
Task 06: Bid Documents (100%)	Lump Sum	\$ 32,500
Task 07: Bid Phase Services	Lump Sum	\$ 6,300
Task 08: Construction Administration	Lump Sum	\$ 12,000
Task 09: Construction Inspection	Lump Sum	\$ 65,000
RE00: Reimbursable Expenses		\$ 1,500
<b>Total Fee</b>		<b>\$ 227,200</b>

MJ will invoice the Town monthly based on the percentage of work completed. The fee assumes there are no significant changes resulting from decisions, conditions and/or events beyond MJ's control.

The fees listed above are valid for 60-days from the date of this proposal.



## SUMMARY

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Thank you for the opportunity to provide a proposal for this project. If the above scope of work is acceptable, please execute and return the Authorization to Proceed in accordance with the Master Services Agreement between MJ and the Town of Moreau. We look forward to the opportunity to continue to work with you on this project. Please do not hesitate to contact Douglas Gerber, PLA at 518-371-0799 or via email at [dgerber@mjteam.com](mailto:dgerber@mjteam.com) if you have questions or require additional information.

Sincerely,



Michael D. Panichelli, P.E.  
President

Cc:

Jenny Lippman, P.E.  
Douglas Gerber, PLA  
File

## AUTHORIZATION TO PROCEED

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In accordance with the Consultant Master Services Agreement between MJ and the Town of Moreau, I hereby authorize MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. to proceed with the scope of services as described above.

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



# ***Town of Moreau***

***Presented by:***

***David R. Meager***

***&***

***Dustin Hall***



## **AMSURE**

This presentation is designed to give you an overview of the insurance coverage we currently have for your company. It is meant only as a general understanding of your insurance and should not be construed as a legal interpretation of the insurance policies that are written for you. Please refer to your specific insurance contracts for details on coverage, conditions, and exclusions.

## AGENCY INFORMATION

As your insurance agent, it is our goal to exceed your service expectations – during business hours and after business hours. The following information will assist you in contacting and corresponding with us.

OFFICE HOURS	8:30 AM – 4:30 PM Mon. – Fri.
TELEPHONE	518.584.5300
TOLL FREE	1.800.464.5301
FAX	518.584.7306
WEBSITE	<a href="http://www.amsureins.com">www.amsureins.com</a>
MAILING ADDRESS	PO Box 336, 31 Church Street, Saratoga Springs, NY 12866

## YOUR TEAM

No matter how comprehensive or price competitive your insurance program is, it's the people who must perform to ensure that the policies respond when needed. We feel our people are our greatest asset – courteous professionals who know that you expect and deserve the very best.

ACCOUNT EXECUTIVE	David R. Meager, ext. 3243 email: <a href="mailto:dmeager@amsureins.com">dmeager@amsureins.com</a> Dustin Hall, ext. 3270 Email: <a href="mailto:dhall@amsureins.com">dhall@amsureins.com</a>
ACCOUNT MANAGER	Shannon Newhouse, ext. 3277 email: <a href="mailto:snewhouse@amsureins.com">snewhouse@amsureins.com</a>
CLAIMS REPRESENTATIVE	Jeanine Giroux, ext. 3324 email: <a href="mailto:jgiroux@amsureins.com">jgiroux@amsureins.com</a>
PRESIDENT/CEO	Matthew D'Abate, ext. 3225 email: <a href="mailto:matt@amsureins.com">matt@amsureins.com</a>

## Market Results

\*Expiring Premium with NYMIR \$111,187.00

Carrier	Premium
<b>NYMIR</b>	<b>\$121,999.00</b>
<b>Selective</b>	<b>\$123,250.90</b>
<b>Trident</b>	<b>\$137,000.00*</b>

\*Trident declined to release quote

## Coverage Differences

Coverage	NYMIR	Selective	Trident
Potable Water	<b>NO</b>	<b>YES</b>	<b>YES</b>
Dump Truck Agreed Value on 10 years and old	<b>YES</b>	<b>NO</b>	<b>NO</b>
Sexual Abuse & Molestation	<b>Covered On Umbrella</b>	<b>Not Covered On Umbrella</b>	<b>Not Covered On Umbrella</b>
Crime -TC	<b>\$1,000,000 CAP</b>	<b>\$500,000 CAP</b>	<b>500,000 CAP</b>
Catastrophic Earthquake Limit	<b>\$1,000,000</b>	<b>\$10,000,000</b>	<b>\$1,000,000</b>

**Potable Water** – Claims or “suits” against the Named Insured, which allege actual or threatened “bodily injury” or “property damage” and arise from the water utility operations conducted by the Named Insured provided that:

- A. The actual or threatened “bodily injury” or “property damage” is proximately caused by the “potable water” that you supply to others for human consumptions; and
- B. The actual, alleged or threatened discharged, dispersal, seepage, migration, release or escape of “pollutants” affecting the “potable water” must be accidental, unintended; and
- C. The insured must take reasonable steps to address the conditions described in 2., immediately above, as soon as reasonable possible.

### Coverage Differences – Dump Trucks Affected

\*NYMIR will cover Dump Trucks that are ten years or older under Agreed Value. Below is a list of the current Dump Trucks that would be affected by a carrier change. The Dump Trucks would be valued by Actual Cash Value (ACV) or depreciation value by Selective.

#	Description	Value
1	2012 International w/Plow & Sander - 1HTGRSJT8CJ619312	\$ 220,000
2	1995 Mack Truck - 1M2AA12Y8SW056080	\$ 45,000
3	1998 International Dump - 1HTTGAST3WJ000425	\$ 65,000
4	2001 Freightliner - 1FVHAEAS31LH71783	\$ 110,000
5	2003 Freightliner - 1FVAALAS73LK75780	\$ 133,209
6	2004 Freightliner - 1FVHAEAS44DM51786	\$ 145,573
7	2008 Mack Dump - 1M2AX17C78M001006	\$ 210,000
8	2010 International Dump - 1HTMMAALXAH191145	\$ 85,000
9	2012 Ford F550 Dump - 1FD0X5HT1CEC68694	\$ 90,000
10	2002 Freightliner Bucket Truck - 1FVABTAK82HJ90283	\$ 20,000
11	2014 International 7600 Dump - 1HTGRSNT1FH100382	\$ 225,000
12	2015 Autocar Sweeper - 516M1DB28FH219409	\$ 260,000
13	2015 International 7600 Dump – 1HTGRSNT1FH100382	\$ 225,000



## Terms and Conditions

The coverage presented in this proposal is not an insurance contract. We have summarized important details to provide you with a convenient overview. The policies issued by the insurance company contain the actual coverage terms, conditions and limitations. Determination as to whether or not coverage applies to specific loss situations can only be performed by the Insurer.

We have attempted to be concise without sacrificing accuracy and clarity. However, because of the limitations of time and space, our explanation of the coverage provided under the various policies is necessarily brief and is intended to provide only a general explanation of the nature of the coverage. Specific policy provisions must be examined to determine the exact limitations in coverage. Obviously, the explanations contained in this summary do not in any way modify the coverage of the policies themselves.

The following disclosure is provided pursuant to Insurance Department Regulation No. 194 (11 NYCRR 30.1 et seq.):

Adirondack Trust Company Financial Services, Inc. ("the producer") is an insurance producer licensed by the State of New York. Insurance producers are authorized by their license to confer with insurance purchasers about the benefits, terms and conditions of insurance contracts; to offer advice concerning the substantive benefits of particular insurance contracts; to sell insurance; and to obtain insurance for purchasers. The role of the producer in any particular transaction typically involves one or more of these activities. Compensation will be paid to the producer, based on the insurance contract the producer sells. Depending on the insurer(s) and insurance contract(s) the purchaser selects, compensation will be paid by the insurer(s) selling the insurance contract or by another third party. Such compensation may vary depending on a number of factors, including the insurance contract(s) and the insurer(s) the purchaser selects. In some cases, other factors such as the volume of business a producer provides to an insurer or the profitability of insurance contracts a producer provides to an insurer also may affect compensation. The insurance purchaser may obtain information about compensation expected to be received by the producer based in whole or in part on the sale of insurance to the purchaser, and (if applicable) compensation expected to be received based in whole or in part on any alternative quotes presented to the purchaser by the producer, by requesting such information from the producer.



To: The Supervisor and Town of Moreau Board Members

From: Leah Cronin

Date: May 1, 2025

Re: Assessor's Office Monthly Report for April 2025

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

***2025 Equity Update - APRIL***

Change of Assessment notices were mailed to property owners the last week of April. ALL properties of all classes in the Town were analyzed and those values in need adjusted accordingly. 5,683 notices were mailed. Residential neighborhoods trended anywhere from 5-9%. Commercial neighborhoods trended 3%. We have received some calls, which is expected – but overall it has foot traffic and phone calls to the office regarding change of assessment notices have been minimal this year.

**Grievance Day**

Grievance Day is May 27th this year and will be held in the Meeting Room from 10am to 12pm and 6pm to 8pm. All meetings will be by appointment only and meeting will be conducted in person this year. Grievance Day is open to public viewing.

**Taxable Value added:**

TAXABLE value added to 2025 Tent Roll:

Town: \$131,360,740	COMPARED TO 2022: \$160,999,592
County: \$132,337,583	COMPARED TO 2022: \$160,457,532
School: \$131,515,760	COMPARED TO 2022: \$161,461,394
Village: \$22,590,175	COMPARED TO 2022: \$22,590,175

**Litigation:**

Emails have been exchanged regarding Essity.

**Appraisal License:**

I have successfully completed my 28 hours of continued education to renewal my appraisal license. That will be renewed for the period May 2025- May 2027.

Normal procedures proceed as usual, sales processing and inventory verification, split/merging requests and processing, filing, permit collection, updating tax maps, Emergency 911 & Post Office addressing, etc.

Please see attached work performed by GAR

Sincerely,

Leah Cronin, IAO

Hey Leah,

Hope things are going smoothly for you! Here is what I have for April:

- COA Notice production
- Printing/mailling coordination
- Sale and assessment book production
- Commercial AV Change analysis
- Commercial permit valuation
- Continued MLS Support
- Continued RPS Support

Let me know if you have any questions.

Thanks,

Ryan



# 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: May 9, 2025  
Re: Monthly Report for April 2025

Below and attached please find the Building, Planning and Development reports for the month of April 2025. 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 – Scheduled 4/21/2025		
Item	Discussion	Action Taken
Foxhead Trail Campground	Public Hearing Opened/ Closed	Approved (First Meeting 4/24/24 w/ ZBA)
Hudson Heights MHP Expansion	Minimal	PH Set May 2024
Hooper Subdivision	Requested more information	No Action
US Light and Energy	See PB Minutes	Approved Favorable Report
Mr. Bills	Requested more information/ Requested Traffic Assessment	No Action
Moreau Tavern	Requested more information	No Action
Onyx Restaurant	Requested more information	No Action
ZONING BOARD OF APPEALS (ZBA) – July 27, 2024 7:00PM to 7:45PM		
Applicant/Address	Application Type	Action Taken
Appeal 882 - Heffner AV	Area Variance	Approved
Appeal 883 - Smith AV	Area Variance	Approved w/ Conditions
Appeal 884 – Anuszewski AV	Area Variance	Approved

#### Permits Reviewed:

Thirty-Seven (37) permit applications (building, fence, pool, etc.) were received and reviewed for zoning compliance. Additionally, **one (1)** applications for ZBA review, **one (1)** application for site plan review, **two (2)** applications for large-scale solar review, and **one (1)** lot line adjustment, as well as **several copies**.

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

#### Complaints/Enforcement Actions:

##### Court Actions

Butler Road and Carmella Drive –Town Counsel and Code Enforcement allowed residents counsel to until May 15<sup>th</sup> to answer complaints. If not answered should move forward to County Court

## General Code Enforcement Assistance

Enforcement Officer is reviewing additional codes from other municipalities related to property maintenance/ safety as well as NYS property Maintenance Code and to provide memo brief to Building, Planning and Development Coordinator.

### See Code Enforcement Attachment from Peter Bachem.

#### Meetings

- W. Curren - Lot Line Adjust. -(4/1)
- J. Kemper- SC Planning – ED Grant (4/3) (Call)
- Paradis Family – Subdivision - (4/4)
- MJ Engineering - Sewer (4/4) (Call)
- Site Visit – Selfridge - MJ and Highway (4/8)
- K. Dinon – ML State Park – Sewer -(4/8) (Call)
- R. McDermott - Site Plan - (4/8)
- Adk/ GF Transp. Cncl – Planning Mtg. (4/9)
- County Stormwater Monthly Mtg (4/10)
- MJ Engineering – Drainage Emergency (4/11) (Call)
- Site Visit – LA - Nolan Rd/ MIP Trails (4/15)
- **Town Board Mtg. Emergency (4/15)**
- **Planning Board (4/21)**
- V. Lynch – Variance - (4/21)
- M. Lacy – Building Reqs. - (4/22)
- **ZBA (4/23)**
- Atty. S. Bitters - Violation - (4/24) (Call)
- **Town Board (4/29)**
- A. Robichaud – PB Application - (4/29)
- EPA Audit (4/30)

#### Grants

Four (4) separate grant applications were submitted this month to two Senators, one state agency; and one regional commission (Federal). Letters of Support were derived from Congresswoman Stefanik, State Senator Tedisco; and Assemblywoman Woerner.

##### Congressional Funding – Sewer Ext.

- Submitted Application to Senator Schumers Office (4/4)
- Submitted an Application to Senator Gillibrand's Office (4/4)
  - Received request for additional information from Gillibrand's Office- Provided Information to their satisfaction – 4/29

##### SAM Grant – Playground (Accessible)

- Grant Paperwork Sent to Assemblywoman Woerner's Office 2/7
- Assemblywoman Confirmed Sent to Ways and Means on 2/13
- **No Further information**

##### Northern Border – Sewer Ext.

- Submitted Pre-Application (3/7) – Invited to Submit Full Application
- **Resubmitted Full Application with Changes per DOS (4/18)**

##### EFC(DEC) Engineering Planning Grants – Sewer Ext.

- **Submitted Application 4/11**

##### Conservancy Grant – HRVG – Trail Equipment (Fall 2024) & Trail Planning (Future)

- **Closed Out and Awaiting Reimbursement**
- Anticipated Next Round – Spring 2025 – Design for Phase II.

##### Make the Connection Grant – Small Pedestrian/ Bike/ ADA Improvements

- On Hold Due to Federal Spending

##### Local Government Efficiency Grant - Saltshed

- **LGE Grant was submitted by the Town for the Village and Town to share a saltshed facility.**
- Awaiting the awards announcement. Spoke to DOS February 2025 and was advised NYS to receive more applications than expected and award announcements will likely be delayed.



### Meadow Drive Drainage

Approximately 21 hours were spent by the Building, Planning and Development Coordinator on the above drainage emergency between site visits, working with Town Engineers, Town Counsel, Town Board Meetings, and retrieving and reviewing planning, stormwater, drainage district, and other filed relevant documents during the month of May. It should be noted that MJ Engineering was response to Town requests for an engineer on site.

### EPA Stormwater Audit

As mentioned in other Town Board Correspondences, the Environmental Protection Agency (EPA) scheduled a Stormwater Audit in the Town of Moreau for April 30<sup>th</sup> and May 1<sup>st</sup>. The Audit accounted generally for **two full days in person** as well as approximately **15 hours or prior coordination with the Agency earlier in May by the BPD Coordinator (JW) and Stormwater Inspector (MD)**.

Attending the Audit was the Building, Planning and Development Coordinator in his role as Stormwater Program Coordinator and Matt Dreimiller in his role as Stormwater Inspector from the Town. Blue Neils and Hunter Padian also attended from CCE in their roles as County Intermunicipal Stormwater Management Program facilitators. Chris Abrams was also interviewed as part of the audit, included a review of practices at public facilities. From the State, Kris LaPan – Region 5 W'Burg attended on behalf of NYSDEC.

A full report will be available in late summer.

### Other: (Current Notes)

- The HRVG formally designated the Nolan Road Riverside Trail as a Greenway Trail at their meeting in Newburgh in March. This will represent the most northern riverside trail, and most northern on the west side of the Hudson that is designated as a greenway trail. This will allow for more robust funding opportunities in the future.
- **The Town will be able to drawdown \$10,000 awarded as part of the 2023 Saratoga County Trails Grant-** Jeffery will be getting together appropriate receipts for items covered by funding and provide those to the BPD Coordinator. Reimbursement is generally within a few weeks after Board of Supervisor's Approval.
- Saratoga County Planning has reached out for updates on two recreation-related grants received in 2024. Those include the \$10,000 ED grant for restroom upgrades at the Park and the \$10,000 matching grant for the accessible canoe/ kayak launch that would complete Ph. I of Riverside Trail.

### Permit Report for April of 2025

Permit#	Fee	Applicant	Address	Type and Value of Project	
039	\$50	Stock, Lisa	8 Adams Road	Lean To	\$1000
ZBA	\$150	Curran, William	Lot Line Adjustment	ZBA	-
040	\$50	Barton, Mike	337 Selfridge Road	Lean To	\$1000
SPR	\$200	Leary, Steve	1439 Route 9	SPR Fee	-
041	\$50	Stroftolena, Alesha	65 Bluebird Rd	Chickens	-
PB	\$35	Hooper, Jim	46 Reynolds Rd	Copies	\$35
042	\$25	Seeley, Chris	21 Sage Road	Fence	-
043	\$50	Next Generation	3 Centerbar Heights	Reroof	-
044	\$215.3	Wood, Marcus	1551 West River Rd	Addition	\$100,000
045	\$50	Maxam, Michael	30 Winterberry Ln	Pool	\$35,000
046	\$200	United Pump Inc	1284 Route 9	Replace Sup.	-
047	\$50	Patten, Dayrene	7 Jackson Road	Cover Porch	\$10,000
072	\$50	Primeau	447 Gansevoort Road	Bath Reno	Renewal
048	\$50	GF Development	15 Jan Avenue	Reno	\$80,000
049	\$50	GF Development	15 Jan Avenue	Deck	\$3000
050	\$25	Lindau, Diane	19 Ella Drive	Fence	\$2500
051	\$50	Morris, Robbin	327 Lamplighter Acres	Covered Porch	\$10,000
052	\$25	Brown, Cameron	22 Fuller Road	Fence	\$2000
053	\$50	Durrin, Amber	315 Fort Edward Rd	Porch	\$10,000
054	\$25	Powers, Richard	35 Merritt Road	Fence	\$5000
055	\$150	Laisdell, Will	35 Rivercrest	2 Sheds	\$10,000
056	\$50	Ultimate Roofing	113 Spier Falls Road	Roof	-
057	\$50	Ultimate Roofing	71 Lamplighter Acres	Roof	-
058	\$50	Rogge, Dave	64 Lamplighter Acres	Demo	-
059	\$25	Verzillo, Zach	5 Winterberry Lane	Fence	\$1000

060	\$50	Renua Energy	1492 West River Road	EV Charger	\$5000
PB	\$6	Lynch, Vicky	123 Fort Edward Road	Copies	
ZBA	\$75	Lynch, Vicky	123 Fort Edward Road	ZBA AV	
061	\$25	National Grid	269 Spier Falls Road	Fence	
062	\$576	National Grid	269 Spier Falls Road	-	
063	\$25	Jurnak, Scott	16 Primrose Avenue	Fence	-
064	\$50	St. Clair, Travis	255 Fort Edward Road	Pool	-
065	\$72	Smith, Ergin	18 Primrose Avenue	Shed	\$2000
066	\$50	Heffner, Dennis	2 Aster Court	Shed	\$3000
067	\$80	Anuszensk, Michael	105 Modinger	Shed	\$3500
068	\$50	Kelly, Steven	225 White Birch Estates	Reno	-
069	\$50	Secor, Cynthia	29 Merritt Road	Pool	\$5000
070	\$50	Gillingham, Brian	22 Pine Road	Pool	\$25,000
071	\$115.2	Pastore, Collette	162 Spier Falls Road	Garage	\$40,000
072	\$50	Rapid Roofing	20 Bluebird Road	Reroof	-
073	\$50	IBS Septic	12 Jacobie Road	Septic	
074	\$50	IBS Septic	4 Rose Street	Septic	
MHP	\$30	Marville Ent.	521 Gansevoort Road	Renewal	
075	\$50	Solar Environment	251 Gansevoort Road	Solar Grnd	
076	\$50	A+A Excavating	182 Fort Edward Roaf	Septic	

# March 30, 2025 - April 5, 2025

March 2025

Su	Mo	Tu	We	Th	Fr	Sa
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April 2025

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	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	30	31	1	2	3	4	5
7 AM							
8							
9							
10			Septic - Dean; 4	Frm Medial Con Final CC Solar - Site Fitzgeralds		Frm Sharpe; 18C	
11				Site Mr Bill's; 17			
12 PM							
1							
2				Final cc shed - p	Perc test DeRidder 91 Sisson Rd		
3		Perc - Eric Rutla Site Lean to Yvo	Meeting Dana R				
4							
5							
6							



**April 6, 2025 -  
April 12, 2025**

April 2025						
Su	Mo	Tu	We	Th	Fr	Sa
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May 2025						
Su	Mo	Tu	We	Th	Fr	Sa
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	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	6	7	8	9	10	11	12
7 AM							
8							
9							
10		Frm Sharps; 180	Perc - Dan Williams 156 Butler Road	Site Behan ; 239	Final cc solar - 2	FTG screen porc	
		CC - Solar ; 8 As	CO - Cerrone; 4		ISWM Program Monthly Meeting Schwerd Building; 4H Training Center Blue R. Neils	Roof & FRM - IV	
11						Septic - Sweet; :	
12 PM			CC Attch Garag				
1			Meeting w/ Eric		Stormwater Auc		
2							
3		Katrina Appt 3::					
4							
5							
6							

# April 13, 2025 - April 19, 2025

April 2025

Su	Mo	Tu	We	Th	Fr	Sa
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May 2025

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11	12	13	14	15	16	17
18	19	20	21	22	23	24
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	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	13	14	15	16	17	18 Good Friday	19
7 AM							
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10		Walls Cerrone; 6		CC GF Developn			
11			Fence CC -; 21 S				
			Deck CC - Burro				
12 PM							
		Solar CC - PlugF					
		Solar CC - PlugF					
		Solar CC -PlugP		Deck FRM - Hill;			
1		Solar CC - PlugF	Site Driveway B	Frm Patten; 7 Ja			
				Bkfi Cerrone; 6 I			
2							
3					Pimb - Calin Sto		
4							
5							
6							

# April 20, 2025 - April 26, 2025

April 2025

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27	28	29	30			

May 2025

Su	Mo	Tu	We	Th	Fr	Sa
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24	25	26	27	28	29	30
31						

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	20	21	22	23	24	25	26
						Katrina Off	
7 AM							
8							
9							
		Frm Conlon; 33		Slab Patten; 7 Jc		Site under sink-	
10		wall - Patten; 7.				Ftgs Kearns; 8 A	
		Chicken coop - !		Ice / Water - UH			
11			Roof - Next Ger				
12 PM							
1					Site Johnson; 15		
2							
3						Slab McKenna; :	
					Rough Plb - Cali		
4							
5							
6							



# April 27, 2025 - May 3, 2025

April 2025

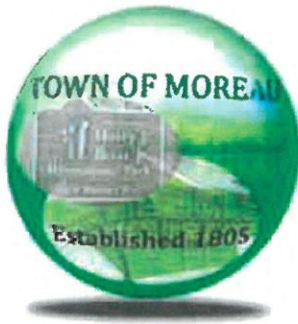
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May 2025

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31						

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	27	28	29	30	1	2	3
				EPA Audit			
7 AM							
8			Katrina >> M Jenny Rapid Ro	EPA Audit	EPA Audit		JEFFREY'S BDA
9							
10			SEPTIC - ; 24 Hil Site Thorne; 2 W			footings - Thor CO - Cerrone; 2	
11							
12 PM						Matt Off	
1			Site Nassivera F				
2							
3							
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

APRIL 2025

Address	Date	Nature of Complaint
570 Clark Rd Gansevoort	4/2/2025	This home was in poor condition, with lots of junk in the yard. The property has been cleaned up and the home has been remodeled. No violation here.
290 Clark Rd Gansevoort	4/2/2025	Checked on this location as it did have several cars and some junk in the yard. It has since been cleaned, no violation here.
430 Clark Rd Gansevoort	4/2/2025	The homeowner has had an inground pool installed without a permit and no fence surround. They had promised to submit the paperwork and have a fence installed, as of today, they have not complied. A letter of violation has been sent out.
141 Selfridge Rd Gansevoort	4/2/2025	I am trying to get a handle on this property as this farm, which runs a small trucking company from it, is a mess with many old/junk trucks on it. I may have to set up a meeting to find out what is operational and what should be discarded.
35 Clark Rd Gansevoort	4/2/2025	When I first came across this old trailer it was a mess. It has since been cleaned up and the bogus front addition has been removed. The property remains vacant but a little overrun with vegetation. A letter was sent to find out what its disposition is.
35 Rivercrest Rd Gansevoort	4/3/2025	I saw the homeowner working in the back yard with several of his workers. It appears that he is trying to get his pool in compliance. The homeowner is in court with us.
478 Fortsville Rd Gansevoort	4/3/2025	The property owner came in to discuss his violation regarding all the junk that is on his property which include 3 mobile homes that are partially dismantled, cars, trucks, boats etc. He will have the property cleaned prior to Labor Day.

150 Selfridge Rd Gansevoort	4/3/2025	Spoke with the homeowner. Some of the items were being replaced and he thought that he did not need a permit. He will fill out the necessary applications and we will do a site review.
501 Selfridge Rd Gansevoort	4/3/2025	I spoke with a neighbor about this home as it appears that they are bringing demolition wood scraps from another property for their burn pile. The property is littered with junk. A letter of violation has been sent.
14 Rivercrest Rd Gansevoort	4/3/2025	This homeowner had installed an inground pool without a permit or site review. It turns out that the pool is partially on the neighbor's property, by several feet. A letter of violation has been sent, and he will have to get an easement.
501 Selfridge Rd Gansevoort	4/4/2025	I went back and spoke with the other 2 neighbors regarding this homeowner and his large burn pile, I left them with my card and the DEC hotline number that they can call 24hrs a day should they try to burn. Currently the pile is about 10 ft across and 6-7 high.
DEC	4/4/2025	With regard to the property above, I have contacted DEC and alerted them of the situation, I believe that they will investigate.
1 Centerbar Heights Moreau	4/7/2025	I went past the home again; it appeared that the homeowner had not been there in quite some time. I gave the homeowner until 4/4 to come up with a course of action to be able to get a CO, he did not. Counsel has been advised.
4 Centerbar Heights Moreau	4/7/2025	I had spoken to the homeowner a while back with regards to too much stuff in front of and on the side of the house. Today there was a 20-yard dumpster which was nearly full. She has made some progress in cleaning up the property.
14 Rivercrest Rd Gansevoort	4/7/2025	The homeowner responded and sent over a small survey showing the lot line adjustment. I told him that he will need 2 paper copies, a mylar, \$150.00 and then it will be reviewed and stamped. Then it could be filed with the county.
18 Park Dr SGF	4/7/2025	I received a complaint regarding the exterior condition of the home. It has been vacant for several years. The whereabouts of the homeowner are unknown.

586 Gansevoort Rd SGF	4/8/2025	A neighbor complained about one of the tenants having unregistered dogs that get loose and that they burn their trash in the firepit in the backyard. It turns out that it is a 2-family home in an R-1 zone. A letter of violation has been sent.
4 Park Rd SGF	4/8/2025	I spoke with the homeowner last year about the condition of this vacant home. He was supposed to start the remodel this past year. No progress has been made. A letter of violation
18 Park Rd SGF	4/9/2025	Got a tip on where the homeowner may be living. A letter of violation for a lack of any property maintenance, another letter has been sent out.
11 Marine Dr SGF	4/8/2025	The property management company must have come in and done some tree cutting/limbing. The neighbor was complaining about this as it there was a very large tree with big branches and it was hanging over their property.
36 Jackson Rd SGF	4/8/2025	FOIL Request
1 Marine Dr SGF	4/9/2025	This vacant home is in need of exterior maintenance as it has been sitting for several years. I found the owners (local), a letter has been sent to find out what they plan on doing as far as the renovation is concerned.
316 Ft Edward Rd SGF	4/9/2025	Met with the contractor who is installing a deck on this home (daughters house) without a permit. I gave him one to fill out. He said he would drop it off in the am.  4/15 permit issued, no violation.
151 Redmond Rd Gansevoort	4/9/2025	A neighbor complained that one of the people that used to frequent 172 Redmond (drug house) is now living inside the shed of this home. I have been there twice, no one was home, however looking at the shed with a power cord going to it. I will stop in again or send a letter.
6 Hudson Dr SGF	4/9/2025	While going through the neighborhood, this homeowner appears to be in the process of renovating his deck. I am sending a letter explaining that a permit is needed. Waiting for response.

DEC	4/10/2025	I spoke with a compliance/junk officer for this area, and we discussed 501 Selfridge Rd. He looked at the pictures and we discussed the junk onsite as well as the junk set up in the fire pit to burn. He will investigate it and he gave me a different hotline phone number for the neighbors to call should they make a fire.
220-260 Washburn Rd Gansevoort Dancing Grain Brewery	4/10/2025	In reviewing the use for the property, I have come across advertisements for food trucks to be on site for several days, every week. This was not part of her original site plan. Everything that they are doing is being reviewed.
226 Redmond Rd Gansevoort	4/11/2025	A neighbor had complained that this homeowner was installing in a circular driveway without a permit. There was a gravel apron installed along the roadway. I sent the information over to the highway department so they can make a determination, after discussing it with Chris, no violation.
316 Old West Rd Gansevoort	4/11/2025	The homeowner is rebuilding the old garage on the property. No permit was issued. A letter of violation has been sent.
150 Selfridge Rd Gansevoort	4/14/2025	I spoke with the homeowner. He was unaware that the pool replacement and the shed replacement required permits. He will download them and get them to the office asap.
5 Briarhurst Dr Gansevoort	4/14/2025	I was notified that the homeowner of this new home had the base installed for an additional circular driveway (unpermitted). Luckily it was caught in time before it got paved. No violation.
25 The Pines Moreau	4/14/2025	A neighbor called to report a bonfire. I went over and there was a small fire in a fire ring, I explained that there is a burn ban. The homeowner extinguished the fire. No violation
1 Marine Dr SGF	4/15/2025	The homeowners responded to my letter and contacted me as to their plans for this home. They are in the process of getting roof and siding estimates to make it more presentable. If there is progress, there will be no violation.
1529 West River Rd Gansevoort	4/15/2025	A neighbor came to the office to complain about the RV trailer that is next to the home. Claims there is no sewer hookup, no heat etc. I have explained that this is a camper (RV) and not a mobile home. No one is living in it. No violation.



1679 West River Rd Moreau	4/15/2025	This small camp caught fire last year. It appears that anything of value has been removed. I have sent a letter out asking for the home to be removed and the property cleaned up.
194 Ferry Blvd SGF	4/15/2025	A neighbor complained about the weeds on the property of this vacant house. I have already sent a letter of violation out earlier this month with regards to the maintenance. No response yet.
35 River Crest Rd Gansevoort	4/16/2025	Had the homeowner in court. He agreed to get everything done to get into compliance. He was given 90 days, he also filled out 3 permits for his sheds.
430 Clark Rd Gansevoort	4/23/2025	The homeowners have contacted our office and supplied the information regarding the new fence installation surrounding their pool. Now we are just waiting for the paperwork to be submitted so that they can be in compliance and close our file.
316 Old West Rd Gansevoort	4/23/2025	The owner on record has contacted us as they have already sold the property to a neighbor. I will stop at the property and have them fill out the necessary permits or issue a stop work order.
612 Gansevoort Rd SGF	4/23/2025	Even though the homeowner has not contacted us, I did see a large dumpster on site, and they are cleaning up the property and the garage. No longer a violation.
1377 Rt 9 393 Reynolds Rd	4/23/2025	FOIL Requests
174 Butler Rd Gansevoort	4/23/2025	Update – the homeowner finally has a new attorney. He will be going to the properties that have the violations so he can see for himself what is needed to get into compliance. We expect they will form a course of action by May 15.

226 Redmond Rd 60 Bluebird Rd 552 Gansevoort Rd	4/23/2025	FOIL Requests
620 Gansevoort Rd SGF	4/23/2025	While passing this home, I noticed a brand-new fence around his back yard. No permit. I will speak to the homeowner and deliver an application.
316 Old West Rd Gansevoort	4/23/2025	The new owners were upset that I left them with a copy of the application they needed to rebuild the garage. They were convinced it was not necessary. She became even more upset when I told her they needed a demolition permit to remove the old mobile home which was the primary structure. She will come to the office for a meeting.
151 Redmond Rd Gansevoort	4/24/2025	The property owner came in to talk about her grandson, who does work in the shed and has a cot in there but also sleeps in the house where the kitchen and bathroom are. No violation.
586 Gansevoort Rd SGF	4/25/2025	FOIL Request
624 Gansevoort Rd SGF	4/25/2025	While visiting his neighbor, I noticed that the homeowner also has a brand-new fence, a new gazebo and shed in the backyard, no permits on record. I have sent a letter of violation as well as the necessary applications.
83 Mott Rd Gansevoort	4/25/2025	The homeowner has advertised an apartment for rent, unfortunately, the home is in an R-5 zone which a 2 family is not allowed. A letter of violation has been sent out.
403 Fortsville Rd Gansevoort	4/25/2025	A neighbor complained that these homeowners were having a bonfire during the burn ban. When I stopped by, there was an unattended fire, also a lot of junk/trash in the backyard as well as 4 unregistered vehicles. A letter of violation has been sent.
1529 West River Rd Gansevoort	4/30/2025	The neighbor had complained about the RV trailer again and claimed that someone was moving in. I did a drive by and saw no change/no activity. I have sent a letter out to the homeowner to remind her that it is to remain vacant.

18 Park Rd SGF	4/28/2025	No response to my first letter of violation. The second letter of violation is being sent. This home has been vacant for years and maintenance has suffered.
501 Selfridge Rd Gansevoort	4/28/2025	No response to my first letter of violation. The second letter of violation is being sent. This home has a lot of junk in the yard, and they have made a big fire pit in the woods, and it is loaded with old building material.
#25 The Pines Moreau	4/29/2025	A neighbor had complained about someone burning trash. Upon arrival, I found an older gentleman burning very clean cedar shakes in a very small portable fireplace. We spoke, I explained why I was there and allowed him to continue. The owner of the park has been notified as well. No violation.
15 Sweet Rd Gansevoort	4/29/2025	The neighbor was complaining about truck traffic on their street. The property further down had cleared their overgrown 10-acre lot to reestablish a Christmas tree farm that used to be there and now they are removing the stumps and other ground debris. No violation.
9 Ryder Ave SGF	4/29/2025	While in the neighborhood, I noticed that they have a few unregistered vehicles again in their driveway. A letter of violation <b>will</b> be sent out.
4 Park Rd SGF	4/29/2025	I had sent the homeowner a letter as to the status of his remodel. I noticed that he must have just started to work on it as the East side of the home has been stripped and there is a new electric service and a meter.
624 Gansevoort Rd SGF	4/30/2025	The homeowner had called and apologized as they were unaware that they needed permits for their shed and gazebo. She will drop off the applications that I sent with her letter.

**Town of Moreau Highway  
Monthly Report  
April 2025**

**Road Work:**

1. Roadside bulk garbage clean up
2. Tree trimming & cutting townwide
3. Patching done as needed, townwide
4. Tree cutting for paving
5. Street sweeping townwide
6. Old West Rd.- drainage, paving prep., grinding
7. Reservoir Rd.- small pave job
8. Hilton Dr./Marine Dr.- drainage work
9. South Rd.- installed 3 drywells
10. Straightened signs/ sign work, cleared for visibility

**Other Work:**

1. Yard work
2. Shop work
3. Equipment & truck maintenance

Chris Abrams  
Highway Superintendent



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*Moreau Recreation and Building & Grounds Department Monthly Report – April  
2025 Prepared by: Jeremy Brogan, Recreation Director*

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***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.
- Repaired and fabricated fender on John deere field rake
- Removed all piles of dirt, rocks, and trees with the help of Shawn Weller and Rozell
- Received Ventra equipment attachments
- Replaced heating element in boy's concession stand
- Flipped 6 backstop nets and repaired for safety purposes
- Installed 8 new signs around the park
- Mowed the park and all the fields
- BOCES started back up.

***Sand Bar Beach:***

- Weekly checks on buildings and grounds.

***Harry J. Betar Recreation Park:***

Rec staff:

- Painted and lined all fields weekly
- Replace/repainted and painted all foul poles in park
- Placed all parking barriers
- York raked stone softball parking lot
- Helped with field cleanup days for Boys and girls little league

Received 3 pallets of chalk for this upcoming season

Repaired fence in Legion bullpen, field 1, field 2, and field 4

Field #3 completed fence installation

Installed yellow safety fence topper

Placed and grated sand/ soil around perimeter of fence #3

Turned on all the water in the park.

Repaired/replaced 2 toilets in Legion ladies' bathroom

Repaired Legion main pitching mound

Repaired electric box in field #3 for scoreboard

Repaired fan in Legion boy's bathroom

Hosted NCSA college softball Northeastern tournament

### **Transfer station Monthly Report**

1. Accepted Recycling from residents / Non-residents.
2. Accept trash from residents and non residents.
3. Total revenue for April was \$21,895.00, a decrease of \$963.00.
4. 12 Pallets of electronics Recycling were. pulled for the month of April.
5. Village of South Glens Falls been bringing in brush.
6. Request for Four Midland two way radios. Jeff received one of our our booklets from the other two way radios.

Marsha Morehouse

Transfer Station working manager