

Agenda
Town of Moreau
Town Board Meeting
February 11, 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. Old Business
 - Town Hall Hours
 - Concerts In The Park
3. Highway Department
 - Tandem Dump Truck/Snowplow
 - Salt Purchase
4. Building, Planning, and Development Office
 - Training Conference Update
 - Planning Board & Zoning Board of Appeals Training Policy
 - Seaboard Solar – Discussion Item
5. Water & Sewer Department
 - Bellamy Closeout – Discussion
6. Monthly Department Head Reports
7. National Grid Easement
8. Contract Approvals
 - Legal Services Contract
 - CSEA

Public Comment Period

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

9. Committee Reports
10. Supervisor's Items
11. Executive Session
12. Motion to Adjourn

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: Tandem dump truck/snowplow
DATE: February 4, 2025

This memo is to request authorization from the Town Board to purchase the International HX 520 with Viking plows/body. This purchase is to come out of DB915, which currently has \$295,000.00.

During the 2025 budget workshop, I explained that in order to be able to purchase this truck the Town Board would need to fund this account \$45,000.00 for 2025 (which is included in the \$295,000.00 in DB915) and \$45,000.00 for 2026. At the \$317,512.92 price, the HX 520 2026 funding would be reduced to \$22,512.92.

The International and Kenworth are priced through the Onondaga County Contract #10914. This is state approved for bid purchases. The Mack quote is under Sourcewell contract, which is a federal approved bid purchase. All three upfitters are priced through the Onondaga County Contract as well.

Currently, neither Peterbilt, Western Star, nor Freightliner are taking orders because of the NYS electric truck program.

I have discussed this with Jeffrey Cruz and have copied him on this as well. He can answer any of your questions as far as accounting is concerned, beforehand.

International tandem snowplow	\$317,512.92
Includes Viking package for plows and body	
Mack tandem snowplow	\$342,245.24
Includes Viking package for plows and body	
Kenworth tandem snowplow	\$338,175.00
Includes Viking package for plows and body	
Viking snowplow and body package for the International	\$152,454.10
Viking snowplow and body package for the other 2 trucks	\$153,178.00
Tenco snowplow and body package for all 3 trucks	\$179,961.00
Everest snowplow and body package for all 3 trucks	\$153,795.00

Chris Abrams
Highway Superintendent

TOWN OF MOREAU
PURCHASE REQUEST & QUOTE SUMMARY

Department: HIGHWAY DEPARTMENT

Date: 2/4/2025

Description of Purchase Request: Tandem Dump Truck/Snowplow

Vendor's Name and Address:

Navistar, Inc
399 Albany Shaker Rd.
Loudonville, NY 12211

Price: \$317,512.92
International HX 520 with Viking plows/body

Vendor's Name and Address:

Gabrielli Truck Sales
963 State Route 173
Bloomsbury, NJ 08804

Price: \$342,245.24
Mack Granite 64FR with Viking plows/body

Vendor's Name and Address:

Kenworth Northeast Group- Albany
1 Rexford Way
Halfmoon, NY 12065

Price: \$338,175.00
Kenworth T880 with Viking plows/body

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

Account number purchase will be paid from: DB915

Balance in account and date: \$295,000.00 **as of** 1/01/2025

Amount Budgeted for the current year: \$295,000.00

Department Head's Recommendation: I recommend the International HX 520 with the Viking upfitting, as we have been using Viking equipment for over 10 years now and having a good experience. We also already have an assortment of spare parts. This is the same HX 520/Viking set up that is currently on order.

Board Approval Received: ____ Yes ____ No

Date Approval Received: _____

Vendor Authorized: _____

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

**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: Rock Salt Purchase Request
DATE: February 7, 2025

This memo is to request authorization from the Town Board to open a purchase order for untreated road salt in the amount of \$60,000.00 from Morton Salt, through Saratoga County Contract 23-PWS-10R.

As the winter has been progressing and the outlook for the next 3 weeks showing a line of storms coming one after the other, we will be out of salt shortly. Currently, we have enough salt to get through one more storm; enough money to purchase salt for the following storm.

Please be advised that we are presently running a 60% sand to 40% salt ratio. Also, we are on par for the typical yearly amount.

**Chris Abrams
Highway Superintendent**

TOWN OF MOREAU
PURCHASE REQUEST & QUOTE SUMMARY

Department: HIGHWAY DEPARTMENT

Date: 2/7/2025

Description of Purchase Request: Rock Salt 2025

Vendor's Name and Address:

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

Price: \$60,000.00

Vendor's Name and Address:

Price: \$

Vendor's Name and Address:

Price: \$

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

Account number purchase will be paid from: DB5142.490

Balance in account and date: \$200,680.98 **as of** 2/01/2025

Amount Budgeted for the current year: \$228,000.00

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

Board Approval Received: ___ Yes ___ No

Date Approval Received: _____

Vendor Authorized: _____

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

TOWN OF MOREAU

RESOLUTION FOR ACCEPTABLE TRAINING FOR PLANNING BOARD AND ZONING BOARD OF APPEALS MEMBERS

WHEREAS, Town Law Sections 267 and 271 provide that effective January 1, 2007, all Planning Board and Zoning Board of Appeals members in New York State, as well as alternate members of those boards, must complete a minimum of four hours of training each year; and

WHEREAS, the above sections of state law provide that a Planning Board or Zoning Board of Appeals member shall not be eligible for reappointment to such board if they have not completed the training required by law; and

WHEREAS, the above sections of state law provide that the legislative body of the town specifies which activities qualify as training to satisfy the state requirements;

NOW, THEREFORE, be it

RESOLVED, that the Moreau Town Board authorizes the Building, Planning and Development Coordinator to identify appropriate training for the above referenced Boards, approve appropriate training for members of said boards; and may cause training sessions as needed and appropriate which will further the intent of this regulation; and be it further

RESOLVED, that any new member appointed to fill the last 3 months of a term shall not be required to have attended training to be reappointed to a first full term, but must thereafter comply with the municipal training policy as provided elsewhere herein; and be it further

RESOLVED, that training received by a Planning Board member or Zoning Board of Appeals member in excess of four hours in any one year may be carried over by the member into succeeding years; and be it further

RESOLVED, that the Building Department Clerk shall create and maintain a system of tracking the training individual members complete annually, which information shall be presented to the appointing authority yearly or as requested.

MOTION:

SECOND:

ROLL CALL:

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

I hereby certify that this Resolution was duly adopted by the Town Board of the Town of Moreau at a Regular Meeting of the Town Board conducted on February 11, 2025

By: _____
Erin Trombley, Clerk
Town of Moreau

*Threatened/Endangered Species
Habitat Suitability Assessment Report*

Potter Road Solar Site
Town of Moreau
Saratoga County, New York

January 31, 2025

Prepared by:

Michael Nowicki
Ecological Solutions, LLC
121 Leon Stocker Drive
Stratton, VT 05360
(203) 910-4716

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1.0 INTRODUCTION

Ecological Solutions, LLC completed a threatened and endangered species assessment on January 29, 2025 at the proposed solar array site consisting of 73+- acres located at 35 Potter Road in the Town of Moreau, Saratoga County, New York (*Figure 1*).

A review of the New York State Department of Environmental Conservation (NYSDEC) Environmental Assessment Form mapper and Environmental Resource Mapper indicates that green rock cress (*Borodinia missouriensis*) is the only listed State species at this location and is considered a threatened species. The mapper also suggests that the site lies within 0.5 mile of a significant natural community of Hemlock-northern hardwood forest located in the Palmertown range which is west of the site. The site is separated from Palmertown Mountain by a subdivision bordering the western site boundary.

This assessment was completed to determine only if suitable habitat exists on the site for the green rock cress and determine potential impacts to suitable habitat and recommends measures to mitigate the impacts that can not be avoided or minimized.

The site is a mixed upland forest dominated by white pine and other conifers with both level and sloping ground and sandy soils generally around the perimeter of the site. At the center of the site is a Christmas tree farm and several trails are also located throughout the site. The proposed project area is located in this partially cleared and lightly wooded area.

2.0 HABITAT SUITABILITY ASSESSMENT/CONCLUSION

2.1 Green rock cress

In New York this is a species of rocky upland habitats, growing from cracks and crevices in cliffs, ledges, talus slopes, and rocky woodlands and has been found on varying substrates, including sandstone, shale, limestone, and limy amphibolite. It has most often been found growing in open or partially open conditions. Moist or dry rocky or sandy woods and hills as well as sandy open woodlands and fields.

Conclusion - Potential habitat does exist on the site and is generally located in the small open field associated with the Christmas tree farm area. Impacts would tend to only occur from the installation of the posts for the solar array since it does not appear grading of the site is necessary for the proposed project. Often with solar arrays there is minimal ground disturbance and vegetation will exist in areas associated with the array. Mitigation may be to walk through the site during the growing season (May to July) to observe if this species is present and avoid it or ensure that it does not occur on the site. No other mitigation measure is proposed.

3.0 PHOTOGRAPHS

Middle of site - Christmas tree farm area



Typical woods on the site



Figure 1 Location Map



January 31, 2025

Bennett Ramsay
c/o Seaboard Solar
43 West Street; Second Floor
New Milford, CT 06776

*Re: Wetland Assessment
Potter Road Solar Site - 35 Potter Road
Town of Moreau, Saratoga County, NY*

Dear Bennett:

Ecological Solutions, LLC completed a wetland assessment on January 29, 2025 at the referenced 73 +/- acres site located on 35 Potter Road in the Town of Moreau, Saratoga County, New York (*Figure 1*).

Federal wetlands or waters of the US are based upon the identification of the three mandatory criteria for wetland determination as outlined in the 1987 Federal Manual and supplement: dominant hydrophytic vegetation, hydric soils, and evidence of wetland hydrology. The Routine Methodology procedure for wetland determination was utilized.


The detailed field investigation included:

1. Identification of vegetation species to determine whether there was a dominance of hydrophytic plants and areas containing transitional but primarily wetland-oriented species.
2. Determination of soil features for hydric (poorly and very poorly drained) natural soils.
3. Observation of site features displaying evidence of wetland hydrology based on the presence of inundated areas, apparent high seasonal water tables, and evidence of saturation within 12 inches of the surface (considered the root zone) during sufficient periods during the growing season to provide for anaerobic/hydric soil conditions during soil sampling.

The assessment was completed in accordance with the Army Corps of Engineers (USACE) Wetlands Delineation Manual (January 1987), Routine Determination Method and Northcentral/Northeast supplement. No wetlands were observed on the site or in the project area which is mixed upland forest and tree farm area and no hydric soils or wetland vegetation or watercourses were observed.

There are no New York State Department of Environmental Conservation (NYSDEC) Article 24 wetlands or Article 15 regulated watercourses on or in the vicinity of the site (*Figure 2*).

The project as proposed does not encroach on any watercourse, wetland or buffer area and no wetland permit appears to be required from any Agency. If you need any additional information, please contact me.

Sincerely,
ECOLOGICAL SOLUTIONS, LLC


Michael Nowicki
Biologist

Christmas tree farm area and trail



Typical upland habitat on the site



Figure 1 Location Map



Figure 2 NYSDEC Map

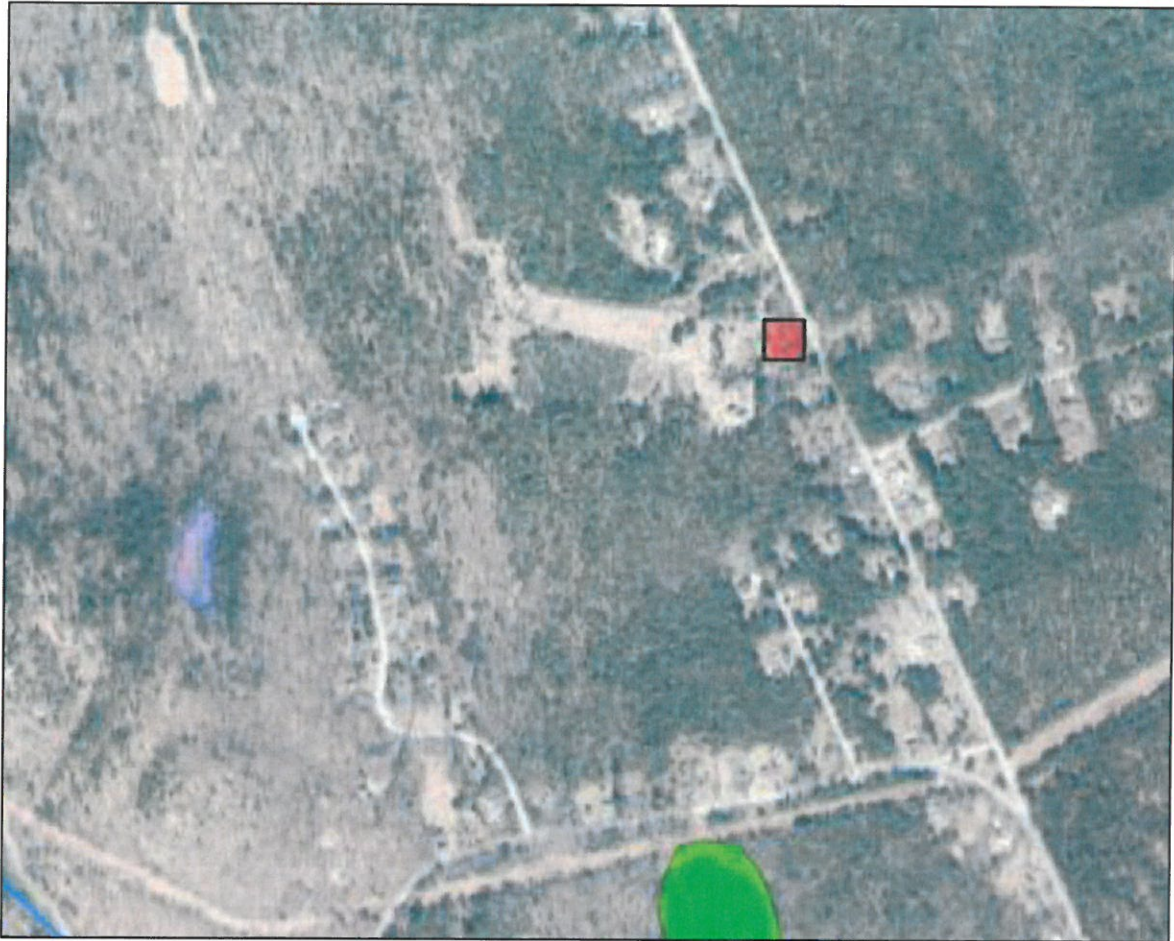
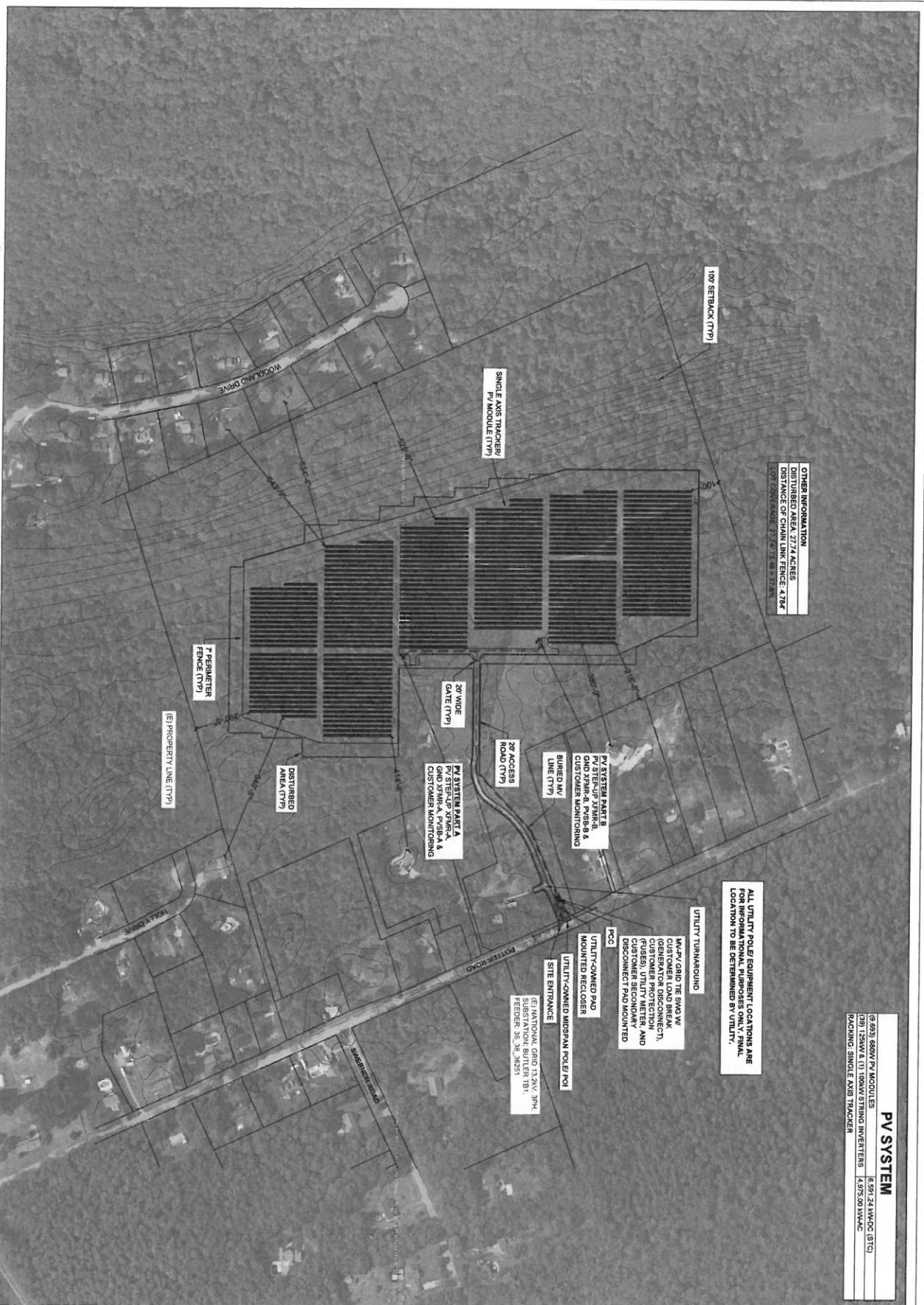


Figure 3 Soils Map



Map Unit Symbol	Map Unit Name
HcA	Hinckley loamy sand, 0 to 3 percent slopes
HcB	Hinckley loamy sand, 3 to 8 percent slopes
HcD	Hinckley loamy sand, 15 to 25 percent slopes
WnA	Windsor loamy sand, 0 to 3 percent slopes
WnB	Windsor loamy sand, 3 to 8 percent slopes



OTHER INFORMATION
 DISTURBED AREA 27.24 ACRES
 DISTANCE OF CHAIN LINK FENCE 4.78'
 LOT COVERAGE 27.24/1.38 = 37.8%

ALL UTILITY POLE/EQUIPMENT LOCATIONS ARE FOR INFORMATIONAL PURPOSES ONLY. FINAL LOCATION TO BE DETERMINED BY UTILITY.

PV SYSTEM	
8383 800W PV MODULES	8381 241 kWDC (STC)
40/2500 WVMC	40/2500 WVMC
RACHING SINGLE AXIS TRACKER	

1 CONCEPTUAL SITE PLAN
 SCALE: 1" = 150'-0"



INGUS CASE NUMBER: 647433
 WORK ORDER NUMBER: 31057820
 ACCOUNT NUMBER: 6288142005

PROJECT # 000.000
 SHEET # 1 OF 1
 DATE: 11/15/2017
 E-201

CONCEPTUAL SITE PLAN

POTTER ROAD SOLAR
 35 POTTER ROAD
 GANSEVOORT, NY 12831

Larson Engineering Inc.
 1481 Boyd Street, Suite 100
 Gansevoort, NY 12831
 (518) 537-8000
 FAX: (518) 537-8001
 WWW.LARSON-ENG.COM
 LICENSE NUMBER: 141-04-0442
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NUMBER: 141-04-0442
 LICENSE EXPIRES: 12/31/2018
 OFFICE: 518.537.8000

SEARCHED SOLAR HOLDINGS, LLC

Scanned by Larson Engineering Inc.

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

Road Work:

1. Roadside bulk garbage clean up
2. Tree trimming & cutting townwide
3. Patching done as needed, townwide
4. Plow & salt
5. Storm cleanup

Other Work:

1. Plow maintenance and prep
2. Shop work
3. Beaver dam maintenance
4. Mailbox repairs
5. Equipment & truck maintenance
6. Hauled stone

Chris Abrams
Highway Superintendent

**Town of Moreau Transfer Station
Monthly Report
Transfer Station
January 2025**

1. Accepted recyclables from residents/nonresidents
2. Accepted trash from residents/nonresidents
3. Total revenue of \$20,401.00, an increase of \$1,726.50 from January 2024 (\$18,674.00)
4. 8 pallets of electronics picked up

Chris Abrams
Highway Superintendent

To: The Supervisor and Town of Moreau Board Members

From: Leah Cronin

Date: February 1, 2025

Re: Assessor's Office Monthly Report for January 2025

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

EXEMPTIONS

January has been a busy month with phones calls and revolving doors! Residents have been busy renewing Senior Citizens, Agricultural and Not for Profits exemptions with our office. We have collected about 70% of those renewable exemptions. Reminder phone calls to Seniors are made during February who have not renewed as of mid-February. We never let an exemption go unrenewed. House visits are made for those who can't make it out. We take care of our Seniors – and they appreciate it very much! Postcards reached the mailboxes of 4200 residents reminding them of the Senior Citizens and Veterans exemptions. We have been receiving requests for Senior Citizens applications – have handed out about 40 so far.

2025 Tentative Roll -

Work on the 2025 Assessment roll has begun. Analysis is being done on all property's town wide due to current market conditions. It is my goal in this office, to maintain a fair and equitable assessment roll for our property owners – now and years to come. This requires work to be done to maintain the integrity of the roll each year. Work I could not do without GAR Associates. This equitable assessment roll assures all property owners continue only paying their fair share of taxes, getting the most of their property exemptions, and allow the Town to receive the highest benefits of the 100% equalization rate we proudly maintain.

ARTILE 7 Litigation Cases –

We currently have 3 Commercial properties in litigation:

Harrison Village LLC – 82 Harrison Ave. There has been no movement in this case to date.

SCA Tissue AKA Essity – 1 River St. There has been no movement in this case to date.

Dancing Grain Brewery & Farm – 220-260 Washburn Rd – Czub. Petition filed 7/2023. Discovery demands have been filed.

*I had a phone conversation with Jackie White Feb 6, 2025 re: Erie Blvd and these 3 cases.

Normal procedures move forward 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 for work performed by GAR in January.

Sincerely,

Leah M Cronin, IAO

Leah Cronin, IAO

Leah,

Here is what I have for January:

- Continued RPS support
- Continued MLS support
- NBHD spreadsheet creation

Let me know if you have any questions.

Thanks,

Ryan

From: Leah Cronin <assessor@townofmoreau.org>

Sent: Monday, February 3, 2025 8:46 AM

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

Subject: Jan Work Effort

Morning Ryan!!

When you get a sec can I please get a January 2025 work effort?



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: February 7, 2025
 Re: Monthly Report for January 2025

Below and attached please find the Building, Planning and Development reports for the month of January 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 – July 15, 2024 7:00PM to 10:15PM		
Item	Discussion	Action Taken
1. Hooper Subdivision	Applicant heard for preliminary subdivision approval.	Tabled for more information.
2. Shangri-La Holdings	Last Heard Fall of 2024. Through discussion and presentation by applicant it was determined as phased this use was not compliant with zoning. Stated they will revise application	Applicant attorney requested written interpretation from Zoning Administrator.
ZONING BOARD OF APPEALS (ZBA) – July 27, 2024 7:00PM to 7:45PM		
Applicant/Address	Application Type	Action Taken
1. Appeal 863- Milke Music	Special Use Permit	Approved with conditions. Specifically conditioned upon SPR by Planning Board.

Permits Reviewed:

Ten (10) permit applications (building, fence, pool, etc.) were received and reviewed for zoning compliance and one (1) applications for Planning Board Review.

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

Complaints/Enforcement Actions:

Modinger Way

I received a complaint that alleged former gravel pit operation was active.

Upon investigation it was determined that owners were using the site for soil screening.

The property owner advised the use is not permitted in this zone without approval. Advised to cease operations or appeal determination. Property owner ceased operations.

Court Actions

55 Hatchery Road- Dismissed- Property Owner Compliance

63 Spier Falls Road Appearance Tickets for Court on 1/29. Applicant was ordered to pay fine in the amount of 3,500, which has been advised that this was the max allowable by Town Counsel. Attending court were J. Westfall; P. Bachem; M. Kissane- Counsel.

35 Rivercrest – Appearance Ticket

174 Butler Road and 2; 8; 10-12; 22; 24 Carmell Drive – Complaints filed with County Court

General Code Enforcement Assistance

Discussed standardization of letters with Code Enforcement Officer.

Assisted in interpretation of Site Plan and ZBA approval conditions for two properties on Route 9. Code Enforcement Officer will proceed with Violations in February.

See Code Enforcement Attachment from Peter Bachem.

Meetings

- Gianni Simone – Jacobie & Future Items (1/6)
- Jack Passinault – Subdivision (1/6)
- Liz DaBramo – ZBA Interview (1/8)
- Transportation Council (1/8)
- Stormwater Meeting – B'Spa (1/9)
- Councilmen Stewart and Donohue- Rec and Zoning (1/9)
- Rachael McDermott – Brewery (1/10)
- **Town Board (1/14)**
- Allison Yovine – Route 9 – Storage/ Flex Space (1/14)
- Robert Wells - Addition (1/14)
- Alex Torda – Hotel/ Motel Use Rt 9 (1/14)
- Mike Seale– Route 9 – Storage (1/15)
- Bill Tullock – Shangri La Application (1/17)
- Matt Abrams – Discuss PB applications (1/17)
- LA Group – Trail /Recreation Planning (1/17)
- MIP LLC – Discussion of Land Use (1/21)
- **ZBA – (1/24)**
- Brian McKenzie – Route 9 Bldg. Reuse (1/22)
- **Planning Board (1/27)**
- Bill Curren – BLA- (1/31)

Grants

RTP Trail Grant

- Submitted Close-Out Paperwork
- Submitted Final Drawdown (Approx. \$172k to be reimbursed to Town)

Northern Border

- **Town Not Awarded in Fall Round**
 - **Five (5) grants awarded in NYS, many more in Vermont and Maine**
- Scheduled debrief call with DOS (who oversees the application in NYS) to enhance and strengthen the application.
- **Re-Submittal March- Minimal time envisioned.**
- NOTE: The EPG's MHI Threshold has dropped as of this year, as such Moreau is now eligible for planning funding related to sewer expansion. This will be included in the next application to Northern Border.

EFC(DEC) Engineering Planning Grants

- **Application Due 4/11**
- **Grants of up to \$100,000 with 10% match requirement. Could be used to compliment above Northern Border request.**

Conservancy Grant – HRVG

- Spoke with Hudson River Valley Greenway Agency Director. Once the current grant is closed out we will be able to apply for planning funding for next round of RTP in summer.
- Anticipated next round – Spring 2025.

Local Government Efficiency Grant

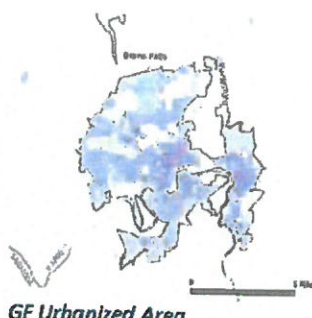
- **LGE Grant was submitted by the Town for the Village and Town to share a saltshed facility.**
- In the calculations, both municipalities showed real cost savings. This was especially evident in the Village where per capita, this project- with NYS funding would save tax payers near \$20 per person based on 2020 population. In the Town savings amount to about \$5.
- It is anticipated that the awards will be announced in late winter/ early spring.

NYS Code Training

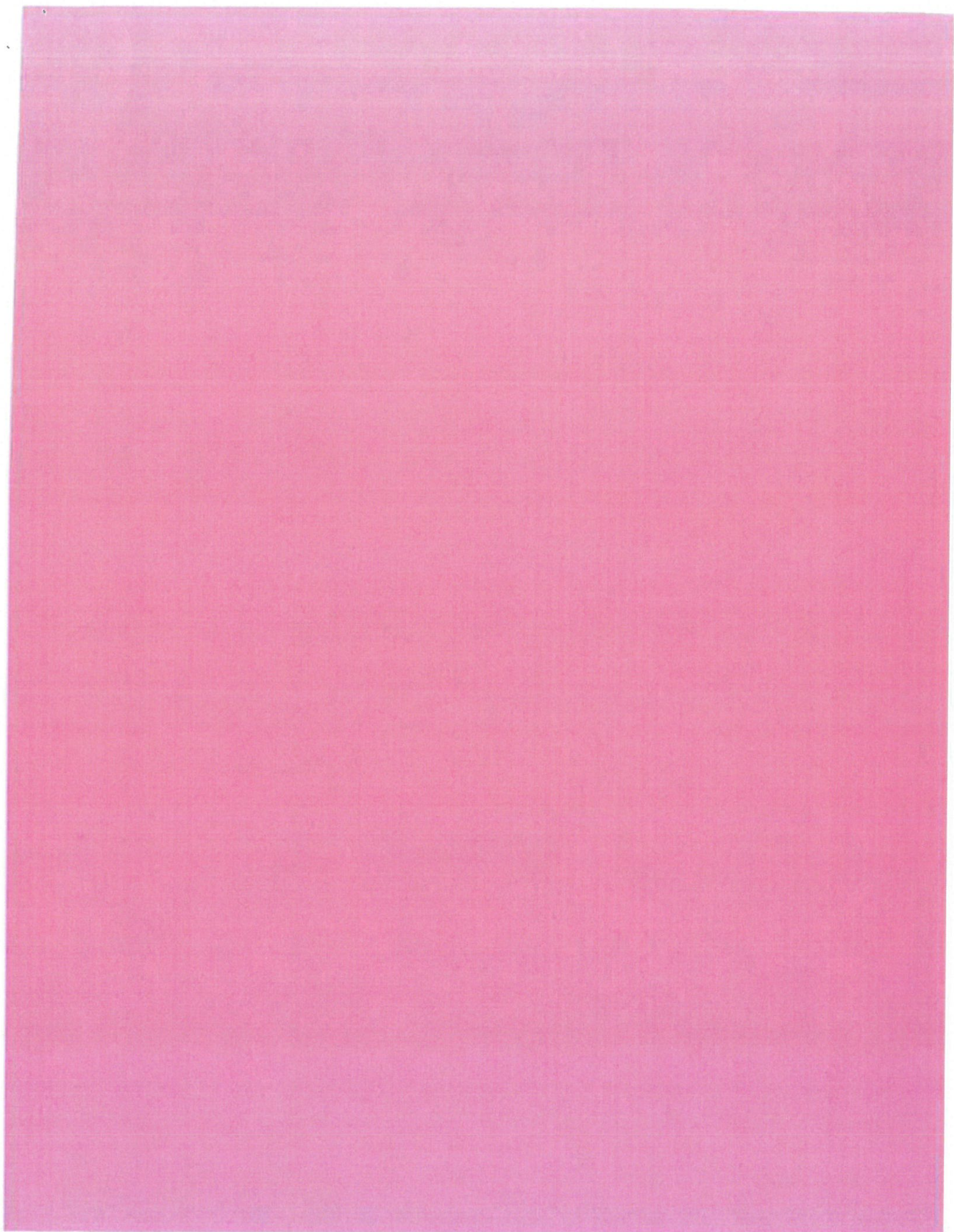
- **The Building, Planning and Development Coordinator has completed Part 9E of Code Training in September. 9F will begin in late February. This will be the final course.**
- Matt Dreimiller will be attending in-service in February
- Pete Bachem has taken additional in-service training this month.

Other: (Current Notes)

- **HRVG will formally designate the Hudson Riverside Trail next month at their meeting in Hyde Park. 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 Building Planning and Development Coordinator filed Local Laws #1; #2 and #3 in person in Albany, Local Law #3 was the moratorium.
- **The fee schedule has been revised. The Moreau Fee Schedule was compared to other Saratoga County towns, Queensbury, Glens Falls, Kingsbury, Ft. Edward (Town) and South Glens Falls. Upon review, it is evident there is a great disparity in fees with, in most cases, Moreau being the lowest along with the Town of Hadley. The revised fee schedule will be available next week along with supporting materials for the Board review.**
- The Building, Planning and Development Coordinator will attend the Association of Towns annual meeting on February 16 through the 19th.
- Jacobie Farms – The applicant, the Building Planning and Development Coordinator and Town Counsel will meet soon on the draft legislation as they requested some changes. Changes discussed to date are reasonable.
- Zoning Update: As noted above, the Building, Planning and Development Coordinator met with additional Town Board members to further the draft zoning law and address concerns related to the draft law. The Conversation was productive, and it is anticipated a revised draft will be available for the month end meeting.
- Purchases/ Equipment: The Building Planning and Development Coordinator has been pricing some GIS software costs. While there is a wide range of costs, the product should be high-quality and dependable. The BPD Coordinator will provide cost information as well as tech specs at the time of any purchase request should the Department wish to purchase this technology.

- **New wetlands laws promulgated by NYS went into effect last month.** Largely the law takes the Town out of direct responsibility for review an enforcement. The onus now falls on property owners to submit jurisdictional inquiry forms to NYS and obtain wetland permits. One thing to note is that smaller wetlands will soon be regulated (12.4 acres now; 7.4 acres in 2028) Wetlands within an urbanized area (census designation) are determined to be wetlands of unusual importance and allow DEC to regulate those wetlands regardless of size. **This is especially impactful to Moreau as a great deal of the Town falls within the GF Urbanized area. See Map.**
- 
- The map shows the geographical outline of the town of Moreau, New York. A large, irregularly shaped area within the town's boundaries is shaded in light blue, representing the 'GF Urbanized Area'. The map includes a north arrow in the top left corner and a scale bar in the bottom right corner, labeled '0 1 Mile'. The text 'GF Urbanized Area' is printed below the map.
- MJ Engineering has provided a proposal and cost estimate related to the planning grant award at Betar Park. The proposal is in line with the budget as presented in the grant application and would require a 25% match by the Town. NYS has not sent over the contract as such the Town should not take action on this proposal at this time. Proposal has been attached here.
 - LA Group has provided two proposals and scopes related to two recreational projects. One project would be for further design and cost estimates for Phase II of the Riverside Trail. The other cost estimates it for preliminary design revisions and cost estimates for the Riverside Park at the MIP. It would be of great benefit to have both projects ready to go for this year's CFA round. One project would likely be funded by RTP (Parks), the other by LWRP(DOS). **The Town Board should consider moving forward with these proposals. Proposals have been attached here.**
 - **GEIS- Several months ago the Building, Planning and Development Coordinator provided a memo to the Town Board on behalf of the Planning Board which discussed that Board's desire for additional planning studies/ actions. One of these items requested was a GEIS.** While a GEIS is very expensive and can be time consuming there are several benefits related to completing work such as this. This was confirmed at the Saratoga County conference where many sessions discussed the value of a GEIS' and planning for future impacts such as traffic, infrastructure expansion, road connections, etc. While funding for a GEIS is not typically covered in most grant opportunities, there are ways to lessen the costs to the Town, this includes possible funding from Saratoga County Economic Development committee through their grant program and seeking assistance from the Transportation Council, which may defray costs. There is an ability for the Town to place a general charge on new structures/ uses to pay off the GEIS in the future. Locally, the following Towns have GEIS'

<ul style="list-style-type: none"> ○ Ballston ○ Malta ○ Clifton Park ○ Halfmoon 	<ul style="list-style-type: none"> ○ Wilton ○ Stillwater ○ Saratoga Springs (Portions of City) ○ Queensbury
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Permit Report for January of 2025

<u>Permit#</u>	<u>Fee</u>	<u>Applicant</u>	<u>Address</u>	<u>Type and Value of Project</u>	
PB	\$50	Hooper, Jim	46 Reynolds Road	Subdivision	-
001	\$25	Hunt, Dan	289 Lamplighter Acre	Removal	.
002	\$25	Wilbur, Ryan	505 Gansevoort Rd	Finish Bsmt	\$10,000
003	\$25	Wood, Markus	1551 West River Rd	Demo	.
004	\$323.5	Smith, Travis	172-204 Selfridge Rd	Single Family	\$450,000
BP	\$10	Clark, Tim	73 Bluebird Road	Burn Permit	.
005	\$142.5	Conlon, Chris	33 Sisson Road	Single Family	\$250,000
006	\$203.1	Sweet, Roy	71 Bluebird Road	Single Family	\$250,000
007	\$225.7	McKenna, Shawn	360 Selfridge Road	Single Family	\$500,000
008	\$50	Plug PV	49 Ella Drive	Roof Solar	\$30,000
009	\$100	Bluebird Knolls	170-178 Bluebird Rd	MH Install	\$90,000
010	\$100	Bluebird Knolls	170-178 Bluebird Rd	MH Install	\$90,000

December 29, 2024 - January 4, 2025

December 2024

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

January 2025

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	29	30	31	1	2	3	4
7 AM		Matt Off		Katrina Remind			
8		Matt Day off	Katrina - Sand g	OSHA BOAY			
9							
10			Septic - Greenw		Fire Stop - carro		
					Site visit; 428 Fo		
11							
12 PM			Office 1/2 Day	CO - C			
1							
2							
3					Katrina Appt		
4							
5							
6							

January 19, 2025 - January 25, 2025

January 2025

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February 2025

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
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16	17	18	19	20	21	22
23	24	25	26	27	28	

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	19	20	21	22	23	24	25
7 AM							
8		Office Closed MLK Day					
9				Shed cc - Hicks;			
10				Bkfl Conlon; 33			
11							
12 PM						FRM - Wilbur; 5	FTG - McKenna;
1				Solar CC - Plug I Bluebird Knolls			
2							
3							Katrina Aprrnt
4							CC 1/4 of Finish
5							
6							

January 26, 2025 - February 1, 2025

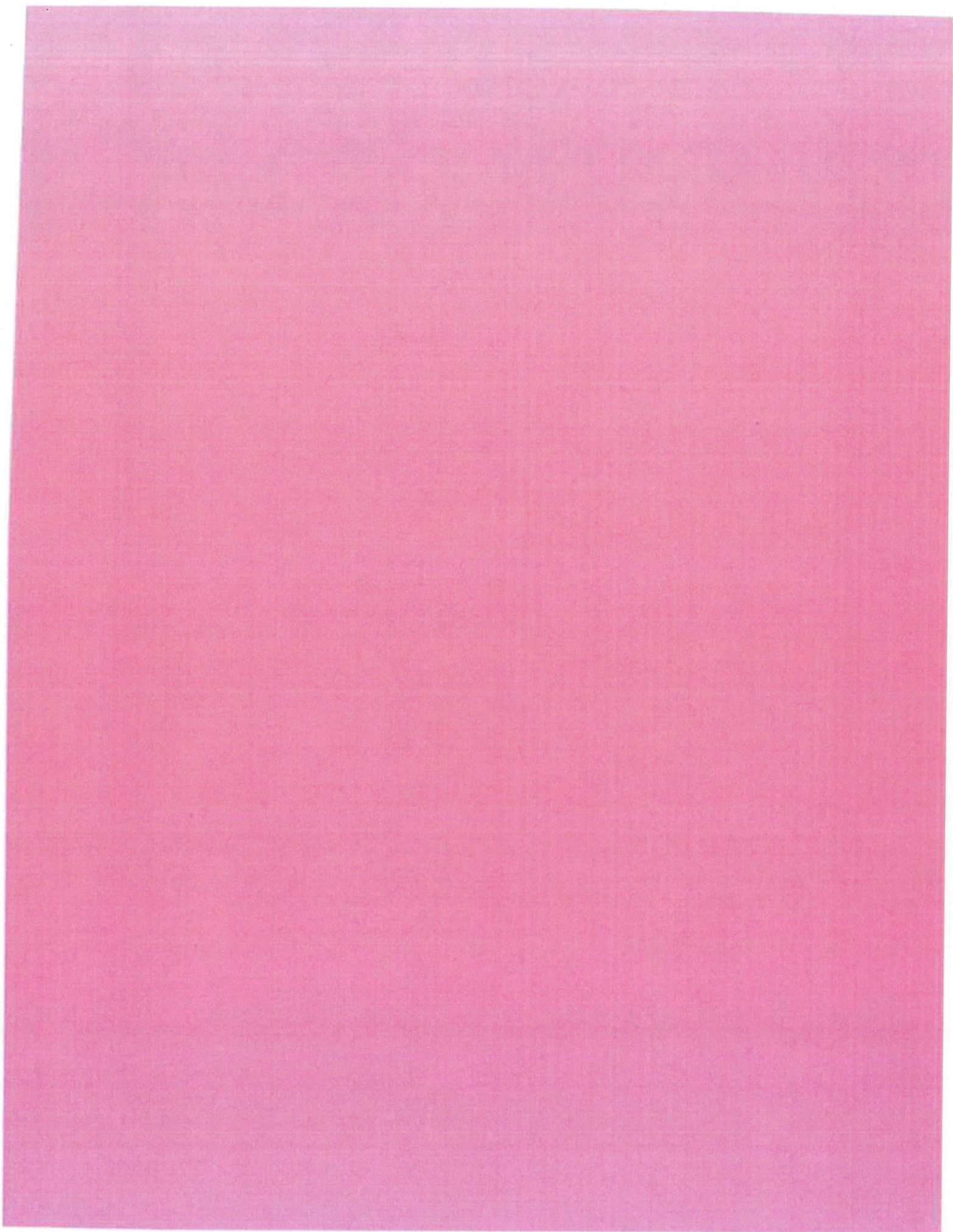
January 2025

Su	Mo	Tu	We	Th	Fr	Sa
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19	20	21	22	23	24	25
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February 2025

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	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	26	27	28	29	30	31	1
7 AM							
8					LUNCH 4 PETE		
9		I & W - McKern	FRM - Roberson	Foundation - M	Phone Call Lee 1 FRM - JSquared		
10		Shed CC - ; 14 O		FTG - Gilbert ; 7	Bkfl Travis Smit		
11				FRM - Dudley -		Site Corey Bradl	
12 PM		CO Lot 1B- Marl			Park & Elm Pick		
1			Pimb Bhatti; 5 B		Pimb Carrone; 8		
2					Katrina Appmt:		
3			CO - Carrone; 2i		CO - Carrone; 2i		
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

JANUARY 2025

Address	Date	Nature of Complaint
1369 Rt 9 21 Coriander Dr 81 Harrison Ave 1000 Rt 9	1/6/2025	FOIL requests
55 Hatchery Rd Gansevoort	1/6/2025	Confirmed that all the equipment that was on site has been removed. No more violation
1727 West River Rd Ft Edward	1/6/2025	Letter sent to the property owner advising them to contact DEC as his parcel along the river is part of the superfund cleanup site.
1117 - 1121 Rt 9 Gansevoort	1/7/2025	Had several concerned neighbors call about activity in the sandpit. I met with the project manager and found out they are not doing any excavating, just screening soil from a large medical center project in Wilton.
35 Rivercrest Rd Gansevoort	1/7/2025	Checked on any progress of rectifying his violations. So far, he has completed his fence enclosure around his pool. Will monitor for further compliance.
527 Gansevoort Rd SGF	1/7/2025	I am trying to find out if the estate was going to clean this property or if The Temple Beth El was going to take it. No response as yet.
58 Merritt Rd SGF	1/7/2025	Follow up on an incomplete pool permit application, still unable to verify.

106 Modinger Dr Gansevoort	1/7/2025	The homeowner was very concerned about excavation taking place in the use of the sand pit (1117 rt 9). I explained what they are doing, no more worries.
321 Old West Gansevoort	1/7/2025	The homeowner was very concerned about excavation taking place in the use of the sand pit (1117 rt 9). I explained what they are doing as he was concerned about his well. No more worries
316 Old West Rd Gansevoort	1/8/2025	While checking on the events above, the old red trailer that was purchased last year was missing. I sent a letter to the homeowner that a demo permit was needed and that they should contact our office.
150 Ft Edward Rd Gansevoort	1/14/2025	Monitoring him cleaning up his property and the activity level. He may have moved out.
64 Sweet Rd Gansevoort	1/14/2025	Logging activity was found on a 10-acre parcel with approximately 3 acres clear cut so far. Stumps removed. A letter was sent to the property owner telling them to stop any further cutting as they need a SWPP.
108 Redmond Rd Gansevoort	1/14/2025	The collapsed garage has been removed from the property, again without a permit. A letter of violation was sent. Still no for sale sign.
1386 Rt 9 Moreau	1/15/2025	We finally have received bits and pieces of their site plan for review. This is the old horse track that they started to store construction office trailers at.
NYDOS	1/10/2025	1 hour in Service Training
1296 – 1300 Rt 9 Moreau	1/15/2025	Met with the owner of the property as he had already submitted a site plan for a truck wash a few years ago, now has different ideas as what to do with the property. Expect proposal late in the spring.

537 Gansevoort Rd SGF	1/15/2025	The owner of the property may wish to develop this parcel into 3 single family homes. Expect proposal later in the spring.
18 Park Rd SGF	1/16/2025	A letter of violation has been sent out as this abandoned home is an eyesore.
Airosmith	1/16/2025	Inquiry into a battery storage facility to feed power back to the grid. Currently it's not in our zoning, however it is possible that could change.
21 Harrison Ave SGF	1/21/2025	The homeowner came in as his tenant had let a homeless person in and could not get him out. I explained that is not within our scope, it's a police matter.
#285 White Birch Moreau	1/21/2025	Saratoga CPS had contacted to help get a blind homeowner out of his trailer as the water had been shut off due to frozen pipes. He is going to vacate the home until Thursday when repairs are made.
471 Old Saratoga Rd Gansevoort	1/21/2025	FOIL request
527 Gansevoort Rd SGF	1/22/2025	Stilling trying to figure out the clean up of this estate property. The Temple may be willing to do it depending on cost.
1117-1121 Rt 9 Gansevoort	1/22/2025	A complaint came in from the neighbor of this D.A. Collins owned property and the fact that they are screening soil there. Determination is pending.
230 Reservoir Rd Moreau	1/23/2025	The homeowner is interested in adding a carport to his property, I provided the necessary setbacks.

Saratoga APS	1/23/2025	Concerns of an elderly blind man who we had to temporarily move out due to plumbing issues.
1727 West River Rd Ft Edward	1/24/2025	I have finally reached the property owner (Maryland) and he has signed and consented to the DEC cleanup of his property later this year.
1564 Rt 9 Moreau	1/24/2025	I had a possible complaint about this transmission shop having junk cars. But after checking out the parking lot, all cars were plated and there for service. No violation.
35 Rivercrest Rd Gansevoort	1/28/2025	Finally received the court summons from the attorney to file with the court.
1548 West River Rd Ft Edward	1/28/2025	I am still trying to reach the homeowner about having her sign the agreement for DEC to clean her property and level the condemned home that is on it.
63 Spier Falls Rd Gansevoort	1/29/2025	We had the Klenders/Shangri La in court, and it was settled with a \$3500.00 fine. Apparently, they will move that operation to Argyle.
484 Gansevoort Rd Moreau	1/29/2025	The homeowner was back in court as he did not secure an attorney. His home has no power, no water, no heat or sanitary facilities. In fact, there is no CO for the building. Adjourned for 2 weeks.
150 Ft Edward Rd Moreau	1/29/2025	Court summons finally sent out for numerous violations.
1620 Rt 9 SGF	1/30/2025	I stopped in and spoke to Mike Jr at B&R as Mike Sr, the owner has been out of town. I explained the situation about combing their properties and they are expected in the office within the next week to do so.

Attachments:

1. MJ Engineering Proposal
2. LA Group Proposals

January 29, 2025 (Sent Via Email)

Joshua Westfall, AICP
Building, Planning and Development Coordinator
Town of Moreau – Building Dept.
351 Reynolds Road
Moreau, NY 12828

P 518-501-8100
F 518-587-0180
info@thelagroup.com

**RE: Town of Moreau
Moreau Trail Planning
Big Bend Trail Phase 2 and Hudson Riverfront Park Phase 1 Scoping
Proposal for Professional Services**

Dear Josh:

Per our recent conversations, it is my understanding that as the Town of Moreau plans on seeking grant funding to potentially begin the design, engineering, and construction implementation of some portion of the second phase of the Big Bend Trail system and/or the first phase of the Hudson Riverfront Park. With the completion of Big Bend Trail's first phase of development in the fall of 2024, the Town stands well-positioned to continue its successful grant-funded recreational development with the next phase of development at Big Bend, and/or the long-planned Hudson Riverfront Park, which saw its original park master plan completed in 2015 and featured in the plan initiatives of the Town's 2019-adopted Comprehensive Plan.

The Town's anticipated success in the upcoming year's grant opportunities will likely rely on a combination of a well-prepared grant application, updated project concept plans that clearly define the anticipated design and engineering scopes of the two projects, and refined and up-to-date estimates of probable construction costs (including soft costs) to establish budgets of each of the projects.

The LA Group (the Consultant) proposes the following professional services to provide the Town's Building, Planning, and Development Coordinator with the information and resources needed to find success in the future submissions of any 2025 grant applications. These tasks include an initial field study performance to field-verify and confirm the proposed design of the Big Bend Trail Phase 2 (Project A) and Hudson Riverfront Park Phase 1 (Project B); developing updated proposed concept plans and summary narratives for each project for use in grant applications; and providing estimated probable construction costs for each project, including any anticipated soft costs (surveying, archaeology, geotechnical or subsurface and potentially hydrological investigations, permitting, design and engineering, and grant and construction administration). The Consultant's tasks listed below are proposed to be billed at an hourly rate not to exceed \$10,000.

Project A: Big Bend Trail Phase 2

- Task A-1: Field Verify Scope \$1,650
- Task A-2: Update Concept Plan(s) and Project Narrative \$1,400
- Task A-3: Develop Estimated Probable Project Costs / Budget \$1,950

Project B: Hudson Riverfront Park Phase 1

- Task B-1: Field Verify Scope \$1,650
- Task B-2: Update Concept Plan(s) and Project Narrative \$1,400
- Task B-3: Develop Estimated Probable Project Costs / Budget \$1,950

Please reach out to me with any questions or for further discussion. Once the Town is ready to move forward, I will send along the contract agreement for final review and execution. As always, we look forward to being of continued service to the Town of Moreau.

Sincerely,



Michael Panich, RLA
Project Manager/Associate Landscape Architect
mpanich@thelagroup.com

cc: The LA Group Business Office
David Miller, Principal Landscape Architect

**Proposal for Professional Services
Town of Moreau
Big Bend Trail Phase 2 and
Hudson Riverfront Park Phase 1 Scoping**

PROJECT UNDERSTANDING

Project A: Big Bend Trail Phase 2:

Nestled along the curve of the Hudson River, the town-owned lands at Big Bend offer a wealth of natural resources and recreational opportunity. The existing Nolan Road boat launch and gravel parking facility offer an initial point of beginning for further development of the lands to the west of the launch site. Populated with dense forestland, marshes and wetlands, colorful bogs, and idyllic hemlock groves, the lands boast a surprising amount of ecological variety within their borders.

Last year, with the help of grant funding through the NYSOPRHP Recreational Trails Program (RTP), the Town successfully completed construction of Phase 1 of the Big Bend Trail Network, which included the creation of a new asphalt parking pad and trailhead at the western end of the boat launch gravel parking facility, the establishment of a fully accessible asphalt waterfront trail along the Hudson River, and the completion of a woodland trail loop (stonedust) that doubles back from the waterfront trail's overlook terminus, runs through a peaceful woodland setting, past a newly improved open meadow area to reconnect to the waterfront trail's widened entry segment.

Phase 2 of the Big Bend Trail network includes three distinct project areas, each of which will be considered for potential inclusion in the next sequence of construction and implementation. Phase 2A recommends upgrades to the existing Nolan Road Boat Launch site, beginning with an upgraded parking facility with dedicated boat-trailer pull through spaces, boat launch staging spaces, a boat tie-down space, and additional standard spaces for cartop boating or trail overflow parking. In addition to the parking improvements, regulatory and site I.D. signage and landscape improvements may also be considered. Phase 2A also includes an upgraded boat launch and floating dock.

Branching off the Phase 1's woodland trail loop near its southeast corner and again at the open meadow, Phase 2B expands the trail network's footprint with an additional trail loop with follows the edges of the freshwater estuary that stretches across the eastern border of the Town's 63.-1-46 parcel. The new 2B trail loop may present several overlook / rest node opportunities, to be field confirmed.

Connecting to the Phase 1 waterfront trail overlook terminus, Phase 2C further extends the trail directly along the Hudson riverfront before beginning a new loop through the town-owned parcel 63.-1-7, which features several unique micro-ecologies, including marshlands, wetlands, bogs, and hemlock groves. Rest nodes at key features can provide overlooks highlighting these distinct ecologies, as well as potentially providing interpretative signage opportunities. It is anticipated that running the Phase 2C trail loop through and adjacent to these distinct ecological zones may require the installation of wooden pedestrian bridges, puncheons, and/or boardwalk systems to cross the back parcel's ephemeral streams, wetlands, bogs and marshes.

(Big Bend Trail Phase 2 Scope adapted from the Moreau Townwide Trails Concept Plan, published for the Town in June 2021 by The LA Group; refer to Supplemental Attachments 1 and 2 for original phasing plan and Phase 2A enlargement).

Project B: Hudson Riverfront Park Phase 1:

Strategically located along the Hudson River corridor in the Town of Moreau, the proposed Hudson Riverfront Park is situated to the east of Farnan Road and Fort Edward Road and to the west of the Hudson River. Phase 1 focuses on creating a trail network through the most northerly section of the project area, including a trailhead on a Town-owned parcel, a waypoint structure overlook on the northerly-most remnant site, and interpretive signage at key locations along the proposed trail.

The northern section of the project area was selected for the initial phase of the Park's development as it affords direct access from Farnan Road through a Town-owned parcel. The entry point will serve as a primary trailhead for all areas of the park including those to be developed in subsequent phases. Additionally, the completion of this phase will immediately achieve one of the primary goals as expressed by the town residents throughout the project master plan's community outreach: new access to the shoreline of the Hudson River.

The proposed trailhead at Farnan Road includes a parking lot, informational signage and/or an orientation kiosk, and a small picnic area. An upland trail leads away from the trailhead, extends eastward, and connects to an existing gravel access drive that leads down to the northern remnant site. This access drive corridor is proposed to receive various improvements, including selective clearing, gravel supplements, and select regrading and drainage improvements. The Park development at the shoreline includes a looping remnant site trail through the expansive pasture-like area, views of a waterfall, a waypoint structure overlook (originally envisioned as multi-functional architectural element that draws patrons through the remnant site, provides shelter, and is situated to frame the best views up and down the river corridor), and interpretative signage at key locations.

(Hudson Riverfront Park Phase 1 Scope adapted from the Moreau Riverfront Park Master Plan Report, published for the Town in March 2015 by The LA Group; refer to Supplemental Attachments 3 thru 6 for original park master plan and phase 1 development plans/enlargements).

TECHNICAL APPROACH

Project A: Big Bend Trail Phase 2 Scoping: \$5,000 (billed hourly/not to exceed)

Task A-1 Field Verify Scope

The Consultant will coordinate a site reconnaissance visit with the Town's Building, Planning and Development Coordinator.

During the site reconnaissance visit, the Consultant will meet with the Town's Building, Planning and Development Coordinator onsite to review and confirm the scope of the Project A study area. During the site visit, the Consultant will further review, document, and confirm proposed improvement scope. It is anticipated the site reconnaissance will include a full site walk of the previously proposed trail corridors to confirm their location and any requisite infrastructure that may be required to ensure walkability and accessibility of the trail network (i.e. locate pedestrian bridges or boardwalks, rest nodes).

Products: *Updated Base Mapping of the final Project A project scope.*

Task A-2 Update Concept Plan(s) and Project Narrative

The Consultant will update the project's concept plan(s) to reflect the updated base mapping derived from Task A-1. Enlargements of key site features or example details of potential infrastructure improvements may be considered for inclusion, with the goal of developing a deliverable package ready-made for the Town's future grant applications. In addition to the concept plan package, Task A-2 will include any update to the project description/narrative summary that would accompany the plans in a grant application.

Products: *Updated Concept Plan Package, including Narrative (submitted electronically to the Town, sheet sizes / plan scales to be determined).*

Task A-3 Develop Estimated Probable Project Costs / Budget

The Consultant will develop an estimate of probable construction costs to assist the Town in determining the final project scope to be included in the next sequence of construction. It is anticipated that not all of the project areas (2A, 2B, and 2C) will ultimately be included in the next sequence, and so each will be broken out separately in the estimate to allow the Town to select 'a-la carte' which components of the project would be chosen to advance into implementation.

Task A-3 will also include an analysis of the anticipated soft costs of implementation, which may include additional cost considerations for the town: surveying, archaeology, geotechnical or subsurface and potentially hydrological investigations, permitting, design and engineering, and grant and construction administration. Together with the estimated construction costs, the Town will be able to establish a total project budget to bring the next phase of development to fruition.

Products: *Estimate of Probable Construction Costs and Soft Cost Analysis Package (submitted electronically to the Town, sheet sizes / plan scales to be determined).*

Project B: Hudson Riverfront Park Phase 1 Scoping: \$5,000 (billed hourly/not to exceed)

Task B-1 Field Verify Scope

The Consultant will coordinate a site reconnaissance visit with the Town's Building, Planning and Development Coordinator.

During the site reconnaissance visit, the Consultant will meet with the Town's Building, Planning, and Development Coordinator onsite to review and confirm the scope of the Project B study area. During the site visit, the Consultant will further review, document, and confirm proposed improvement scope. It is anticipated the site reconnaissance will include a full site walk of the previously proposed trail corridors to confirm their location and any requisite infrastructure that may be required to ensure walkability and accessibility of the trail network (i.e. locate pedestrian bridges or boardwalks, rest nodes).

Products: *Updated Base Mapping of the final Project B project scope.*

Task B-2 Update Concept Plan(s) and Project Narrative

The Consultant will update the project's concept plan(s) to reflect the updated base mapping derived from Task B-1. Enlargements of key site features or example details of potential infrastructure improvements may be considered for inclusion, with the goal of developing a deliverable package ready-made for the Town's future grant applications. In addition to the concept plan package, Task B-2 will include any update to the project description/narrative summary that would accompany the plans in a grant application.

Products: *Updated Concept Plan Package, including Narrative (submitted electronically to the Town, sheet sizes / plan scales to be determined).*

Task B-3 Develop Estimated Probable Project Costs / Budget

The Consultant will develop an estimate of probable construction costs to assist the Town in determining the final project scope to be included in the next sequence of construction. Task B-3 will also include an analysis of the anticipated soft costs of implementation, which may include additional cost considerations for the town: surveying, archaeology, geotechnical or subsurface and potentially hydrological investigations, permitting, design and engineering, and grant and construction administration. Together with the estimated construction costs, the Town will be able to establish a total project budget to bring the next phase of development to fruition.

Products: *Estimate of Probable Construction Costs and Soft Cost Analysis Package (submitted electronically to the Town, sheet sizes / plan scales to be determined).*

Additional Assumptions

- To the extent practical, production efforts for the tasks of projects A and B will be combined to maximize efficiency and reduce cost of the project. This includes conducting the proposed site reconnaissance for each project to the same day.
- Performance of survey, wetland delineation, archaeological studies, geotechnical / subsurface and hydrological investigations are not included.
- Permitting analysis, coordination, and/or submission of applications are not included.
- Advancement of design/engineering plans, specifications, construction documents and/or contract drawings for the project are not included within this project's scope.
- Grant applications and/or administration are not included.
- Hazardous material sampling and assessment is not included.
- Additional special environmental studies or reports are not included.
- Public meetings are not included.
- 3-D renderings are not included.
- Wayfinding and interpretive signage panel design is not included.

Professional Service Fee Summary (Estimated Hourly Rates, Not to Exceed Maximum Cost Listed):

Project A: Big Bend Trail Phase 2		
Task A-1	Field Verify Scope	\$1,650
Task A-2	Update Concept Plan(s) and Project Narrative	\$1,400
Task A-3	Develop Estimated Probable Project Costs / Budget	\$1,950
Project A Subtotal:		\$5,000
Project B: Hudson Riverfront Park Phase 1		
Task B-1	Field Verify Scope	\$1,650
Task B-2	Update Concept Plan(s) and Project Narrative	\$1,400
Task B-3	Develop Estimated Probable Project Costs / Budget	\$1,950
Project B Subtotal:		\$5,000
Grand Total Fee, Projects A and B		\$10,000

Project Schedule(s)

The Consultant recommends site reconnaissance be conducted during the spring thaw period to confirm areas of the trail corridor(s) that may require additional infrastructure to ensure passability.

A preliminary 4-week project schedule is as follows:

Tasks A-1 and B-1: March-April 2025 (1 Week)

Tasks A-2 and B-2: April 2025 (2 Weeks)

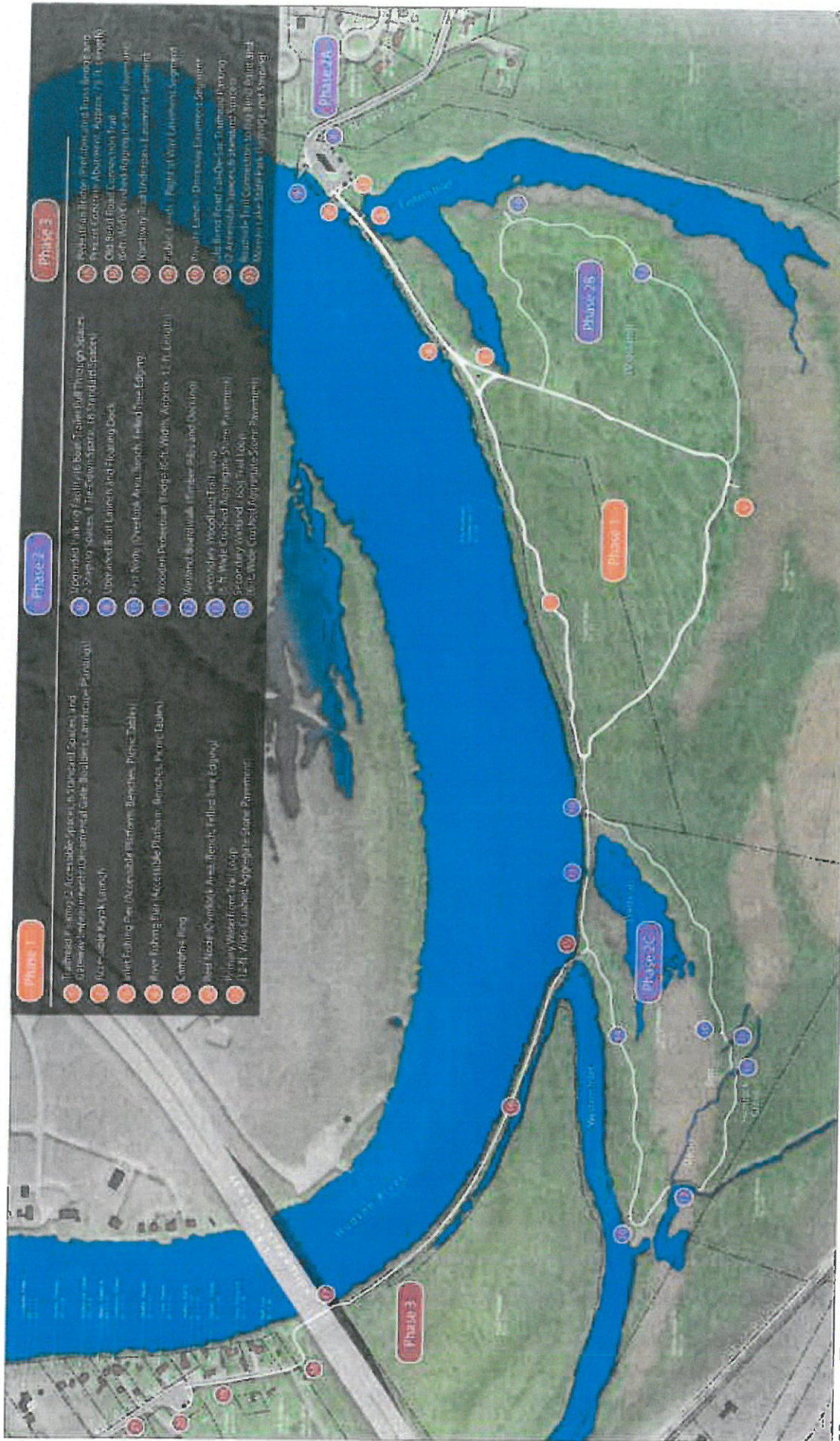
Tasks A-3 and B-3: April 2025 (1 Week)



**Proposal for Professional Services
Town of Moreau
Big Bend Trail Phase 2 and
Hudson Riverfront Park Phase 1 Scoping**

Supplementary Attachments

- 1 Big Bend Trail Overall Phasing Plan (The LA Group, 2021)**
- 2 Big Bend Trail Phase 2A Enlargement (The LA Group, 2021)**
- 3 Hudson Riverfront Park Overall Park Master Plan (The LA Group, 2015)**
- 4 Hudson Riverfront Park Phase 1 Development (The LA Group, 2015)**
- 5 Hudson Riverfront Park Phase 1 Remnant Site Enlargement (The LA Group, 2015)**
- 6 Hudson Riverfront Park Phase 1 Trailhead Enlargement (The LA Group, 2015)**



Phase 1

- 1. Paved Walking Path (Accessible, Paved, 10' Wide, 10' High)
- 2. Fishing Pier (Accessible, Paved, 10' x 10')
- 3. Kayak Launch (Accessible, Paved, 10' x 10')
- 4. Boardwalk (Accessible, Paved, 10' Wide, 10' High)
- 5. Secondary Walking Path (Accessible, Paved, 10' Wide, 10' High)
- 6. Paved Area (Accessible, Paved, 10' x 10')
- 7. Paved Area (Accessible, Paved, 10' x 10')
- 8. Paved Area (Accessible, Paved, 10' x 10')
- 9. Paved Area (Accessible, Paved, 10' x 10')
- 10. Paved Area (Accessible, Paved, 10' x 10')
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- 12. Paved Area (Accessible, Paved, 10' x 10')
- 13. Paved Area (Accessible, Paved, 10' x 10')
- 14. Paved Area (Accessible, Paved, 10' x 10')
- 15. Paved Area (Accessible, Paved, 10' x 10')
- 16. Paved Area (Accessible, Paved, 10' x 10')
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- 18. Paved Area (Accessible, Paved, 10' x 10')
- 19. Paved Area (Accessible, Paved, 10' x 10')
- 20. Paved Area (Accessible, Paved, 10' x 10')

Phase 2

- 21. Paved Walking Path (Accessible, Paved, 10' Wide, 10' High)
- 22. Boardwalk (Accessible, Paved, 10' Wide, 10' High)
- 23. Secondary Walking Path (Accessible, Paved, 10' Wide, 10' High)
- 24. Paved Area (Accessible, Paved, 10' x 10')
- 25. Paved Area (Accessible, Paved, 10' x 10')
- 26. Paved Area (Accessible, Paved, 10' x 10')
- 27. Paved Area (Accessible, Paved, 10' x 10')
- 28. Paved Area (Accessible, Paved, 10' x 10')
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- 31. Paved Area (Accessible, Paved, 10' x 10')
- 32. Paved Area (Accessible, Paved, 10' x 10')
- 33. Paved Area (Accessible, Paved, 10' x 10')
- 34. Paved Area (Accessible, Paved, 10' x 10')
- 35. Paved Area (Accessible, Paved, 10' x 10')
- 36. Paved Area (Accessible, Paved, 10' x 10')
- 37. Paved Area (Accessible, Paved, 10' x 10')
- 38. Paved Area (Accessible, Paved, 10' x 10')
- 39. Paved Area (Accessible, Paved, 10' x 10')
- 40. Paved Area (Accessible, Paved, 10' x 10')

Phase 3

- 41. Paved Walking Path (Accessible, Paved, 10' Wide, 10' High)
- 42. Boardwalk (Accessible, Paved, 10' Wide, 10' High)
- 43. Secondary Walking Path (Accessible, Paved, 10' Wide, 10' High)
- 44. Paved Area (Accessible, Paved, 10' x 10')
- 45. Paved Area (Accessible, Paved, 10' x 10')
- 46. Paved Area (Accessible, Paved, 10' x 10')
- 47. Paved Area (Accessible, Paved, 10' x 10')
- 48. Paved Area (Accessible, Paved, 10' x 10')
- 49. Paved Area (Accessible, Paved, 10' x 10')
- 50. Paved Area (Accessible, Paved, 10' x 10')
- 51. Paved Area (Accessible, Paved, 10' x 10')
- 52. Paved Area (Accessible, Paved, 10' x 10')
- 53. Paved Area (Accessible, Paved, 10' x 10')
- 54. Paved Area (Accessible, Paved, 10' x 10')
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- 59. Paved Area (Accessible, Paved, 10' x 10')
- 60. Paved Area (Accessible, Paved, 10' x 10')

Moreau Townwide Trails Concept Plan

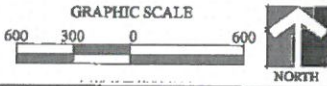
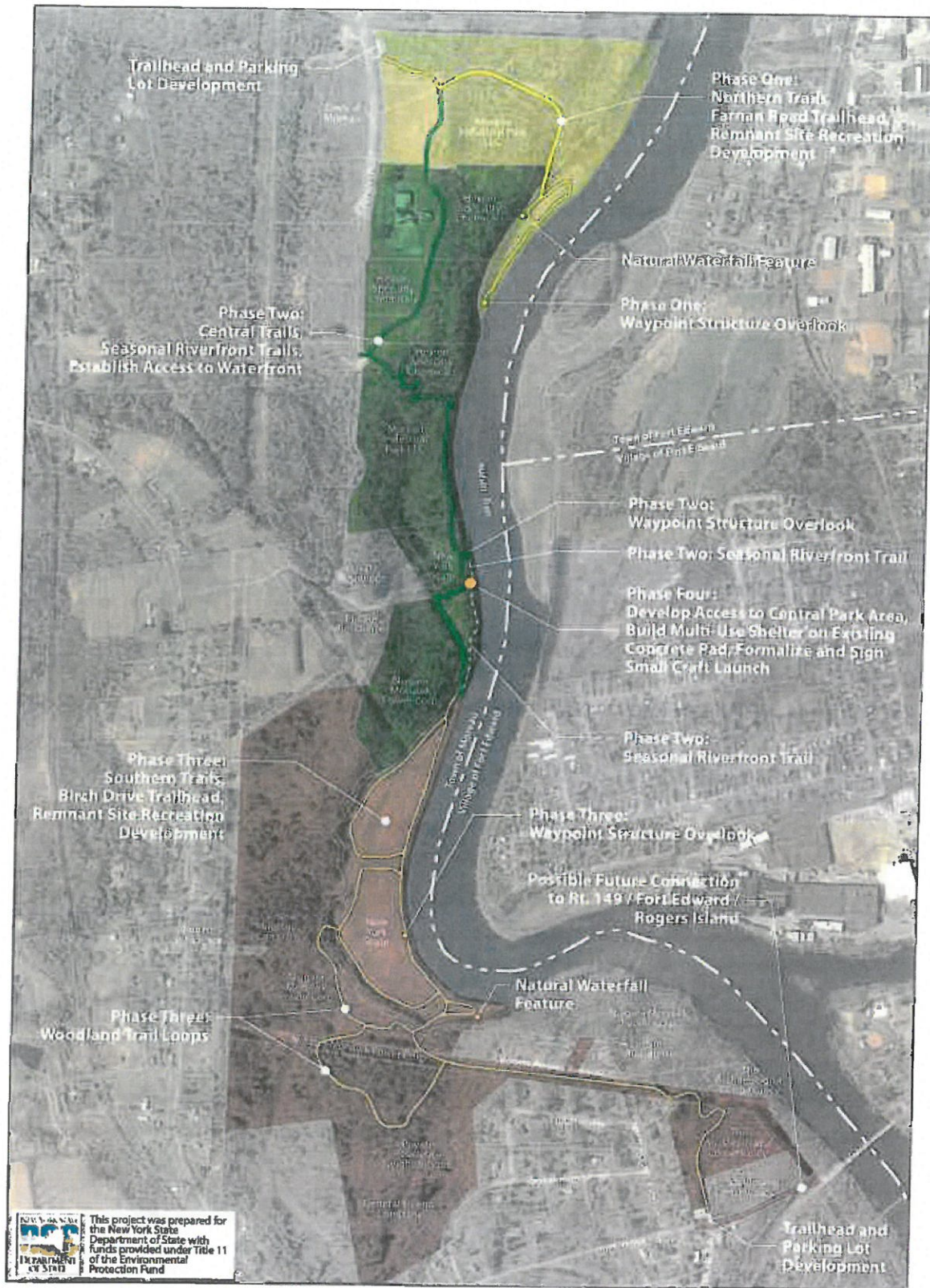
Town of Moreau, New York
June 11, 2021

Recommended Development Plan: Hudson River Waterfront Trail Network

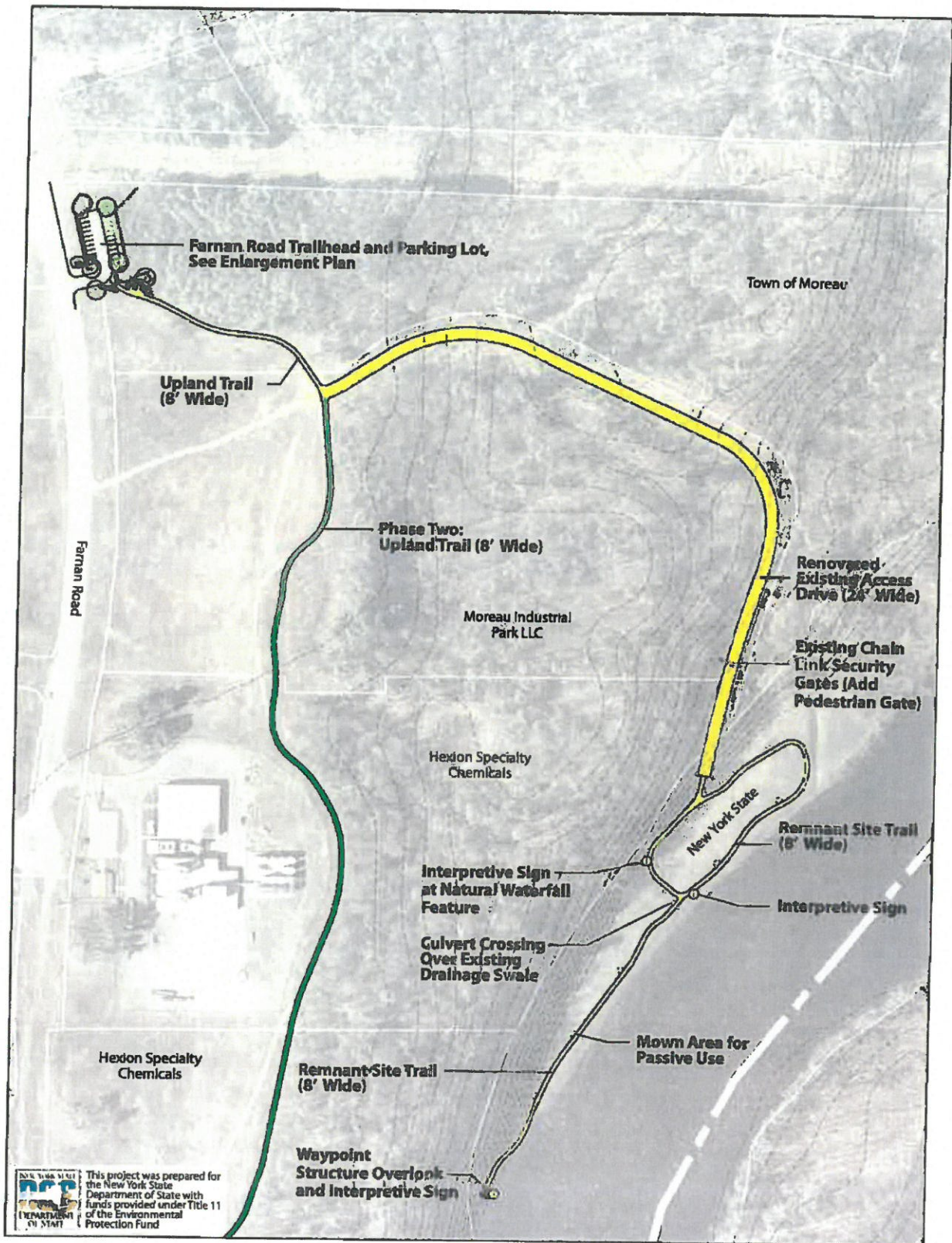
The LA GROUP
LANDSCAPE ARCHITECTURE & PLANNING

Hudson River Valley Greenway
A COMMITMENT TO THE FUTURE

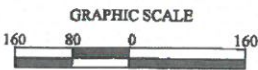
Chapter Five: Elements of the Park Master Plan



Moreau Riverfront Park
Figure 3: Overall Park Master Plan

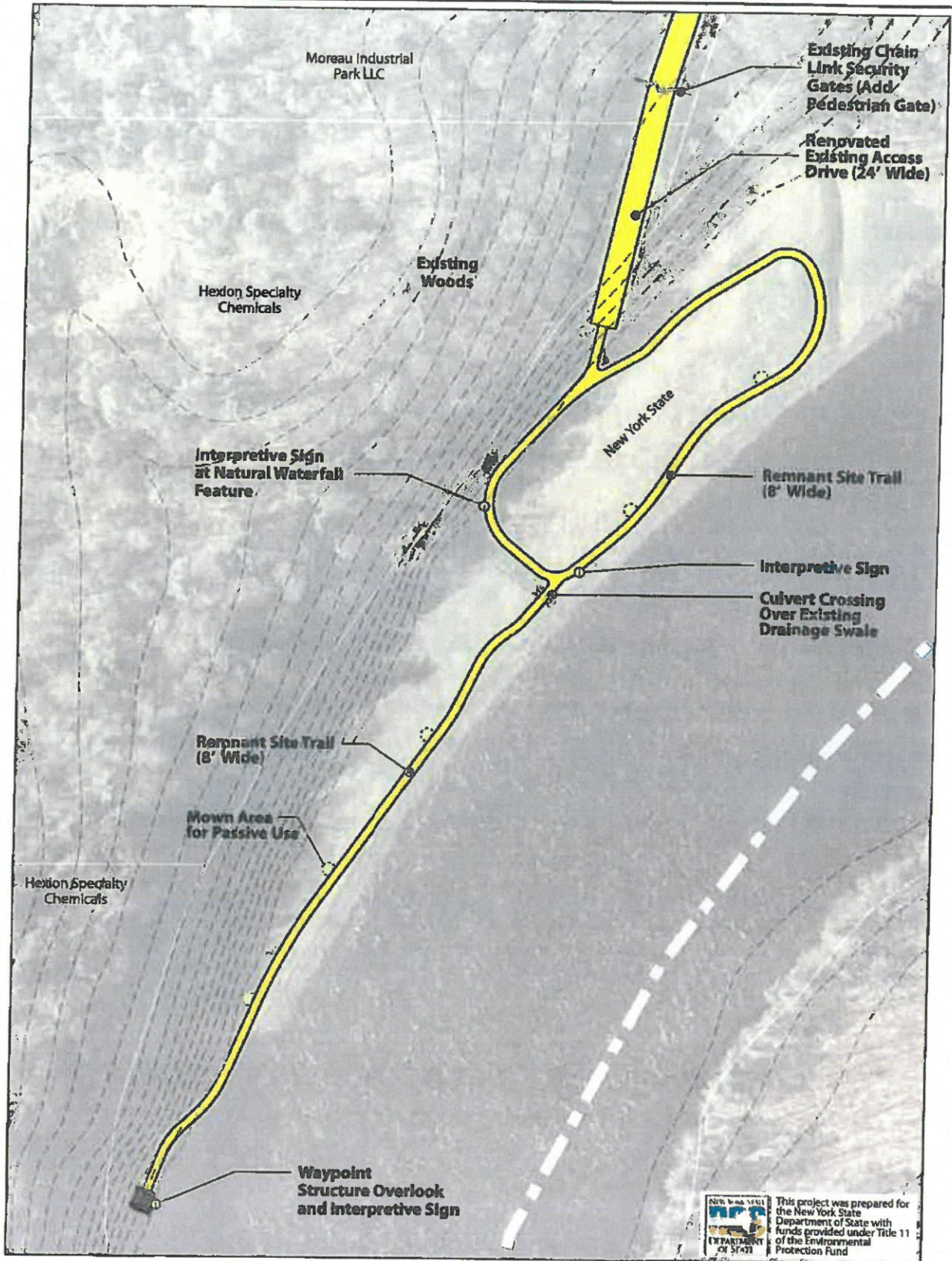



 This project was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund



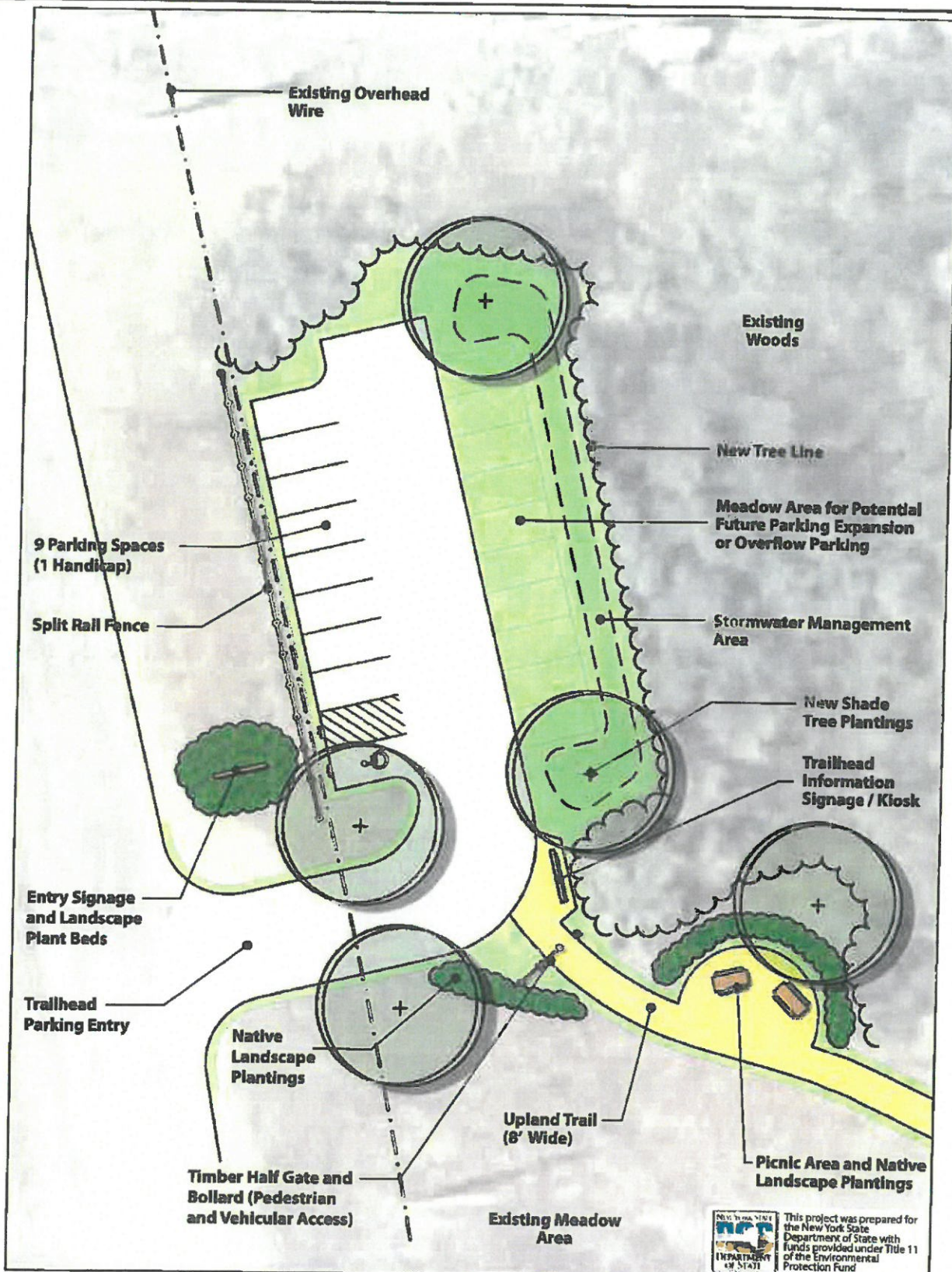
Moreau Riverfront Park
Figure 4: Phase One Development

Chapter Five: Elements of the Park Master Plan

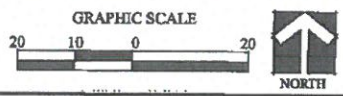


Moreau Riverfront Park - Phase One

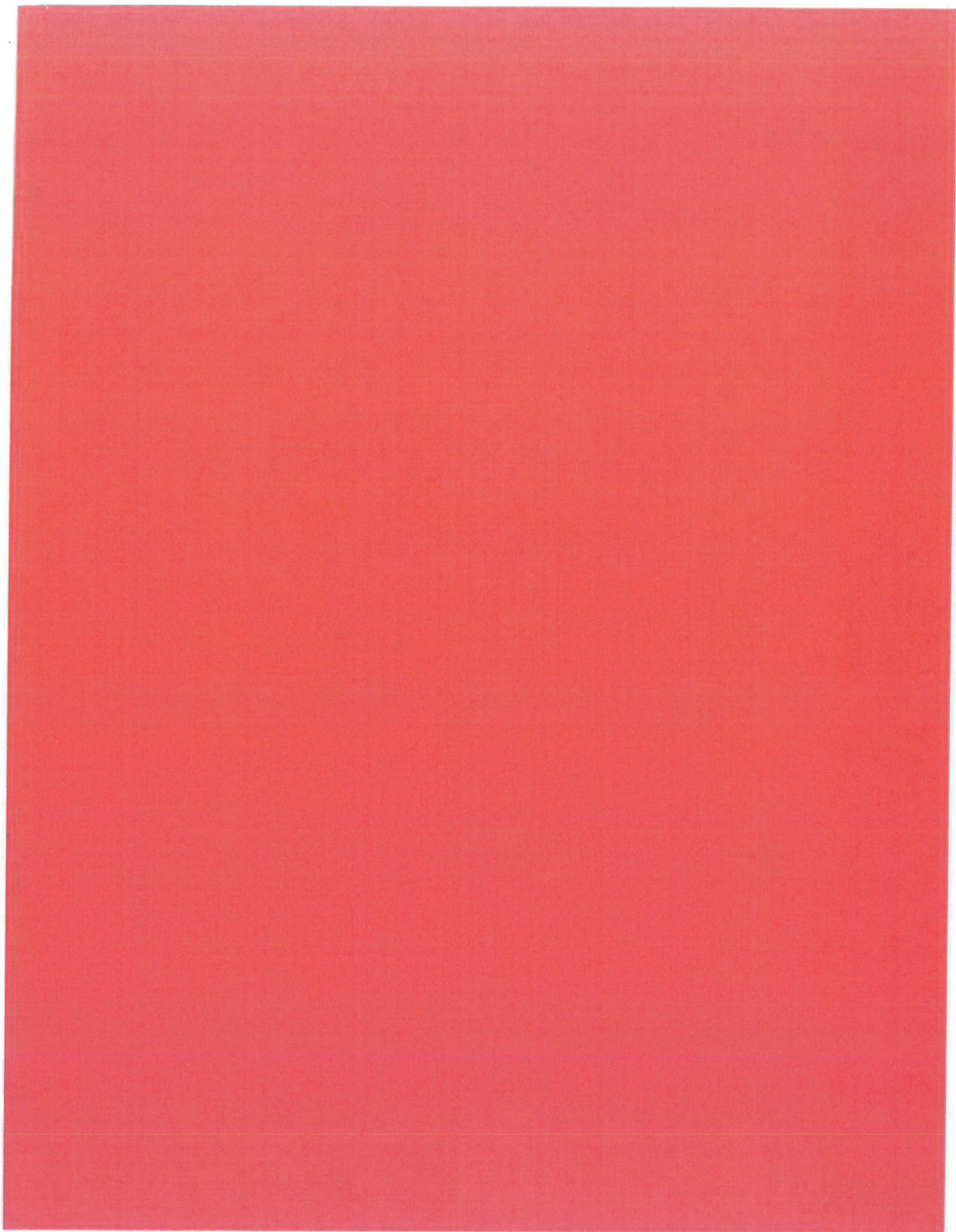
Figure 5: Remnant Site and Recreation Development



This project was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund



Moreau Riverfront Park - Phase One
Figure 6: Trailhead and Parking Lot Development



SENT VIA EMAIL ONLY

January 22, 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

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



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 (SEORA)

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

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

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
21. Attendance at public engagement meetings
22. Attendance at Town board meetings



SCHEDULE

MJ will perform the outlined tasks within the following durations:

Description	Completion
Task 01-05 – Pre-Bid Documents (90%)	Week of June 9, 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

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

Description	Billing Type	Fee
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
Total Fee		\$ 227,200

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

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 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

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

GRANT OF EASEMENT

Town of Moreau having an address at 351 Reynolds Road, Moreau, New York 12828 (hereinafter referred to as "Grantor"), is the owner of that certain parcel of real property commonly known as **39-41 Sisson Road** located in the Town of **Moreau**, County of **Saratoga** in the State of New York, identified on the tax maps of the County of **Saratoga**, as Section **50/Block 4/Lot 29** (SBL# **50.-4-29**) and pursuant to that certain deed recorded with the County Clerk of the County of **Saratoga** in Liber **1518** at Page **344** (the "Grantor's Land"), and Grantor, for consideration in the amount of One Dollar (\$1.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants to **NIAGARA MOHAWK POWER CORPORATION**, a New York corporation, having an address at 300 Erie Boulevard West, Syracuse, New York 13202 and **VERIZON NEW YORK, INC.** having an address at 140 West Street, New York, New York 10007 (hereinafter collectively referred to as "Grantees"), for Grantees and their lessees, licensees, successors, and assigns a perpetual and nonexclusive easement and right of way through, over, across, under and upon the Grantor's Land (the "Easement") under the following terms and conditions.

Section 1 – Description of the Easement. The Easement provides the Grantees with the right, privilege, and authority to:

a. construct, reconstruct, relocate, extend, repair, maintain, operate, inspect, patrol, and, at their pleasure, remove any poles or lines of poles, supporting structures, cables, crossarms, overhead and underground wires, guys, guy stubs, insulators, transformers, braces, fittings, foundations, anchors, lateral service lines, communications facilities, and other fixtures and appurtenances (collectively, the "Facilities"), which the Grantees shall require now and from time to time, for the transmission and distribution of high and low voltage electric current and for the purpose of transmitting intelligence and communication data, by any means, whether now existing or hereafter devised, for public or private use, in, through, upon, over, under, and across that certain portion of the Grantor's Land described in Section 2 below (the "Easement Area"), and any highways abutting or running through the Grantor's Land, and to renew, replace, remove, add to, and otherwise change the Facilities and each and every part thereof and the location thereof within the Easement Area, and utilize the Facilities within the Easement Area for the purpose of providing service to the Grantor and others; and

b. from time to time, without further payment therefor, to clear the Easement Area of obstructions or structures, and clear and keep cleared the Easement Area by physical and/or mechanical means, of any and all brush, trees, limbs, branches, roots, vegetation, or other obstructions, and provided that Grantee shall remove and properly dispose of cut brush and branches less than six-inches and if greater leave them on site for Grantor's use.

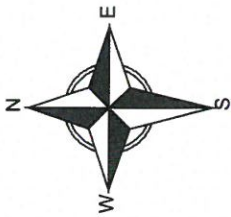
c. from time to time, without further payment therefor, to clear and keep cleared by physical and/or mechanical means, the Grantor's Land beyond the bounds of the Easement Area, of any and all trees, limbs, branches, roots or vegetation that, in the sole judgment of the Grantees, due to species or structural defects or their tall growing nature, are likely to fall into or encroach upon the Easement Area or interfere in any way with the safe and reliable operation of Grantees' existing or proposed Facilities; and

d. excavate or change the grade of the Grantor's Land as is reasonable, necessary, and proper for any and all purposes described in this Easement; provided, however, that the Grantees will, upon completion of the work, backfill and restore any excavated areas to reasonably the same condition as existed prior to such excavation; and

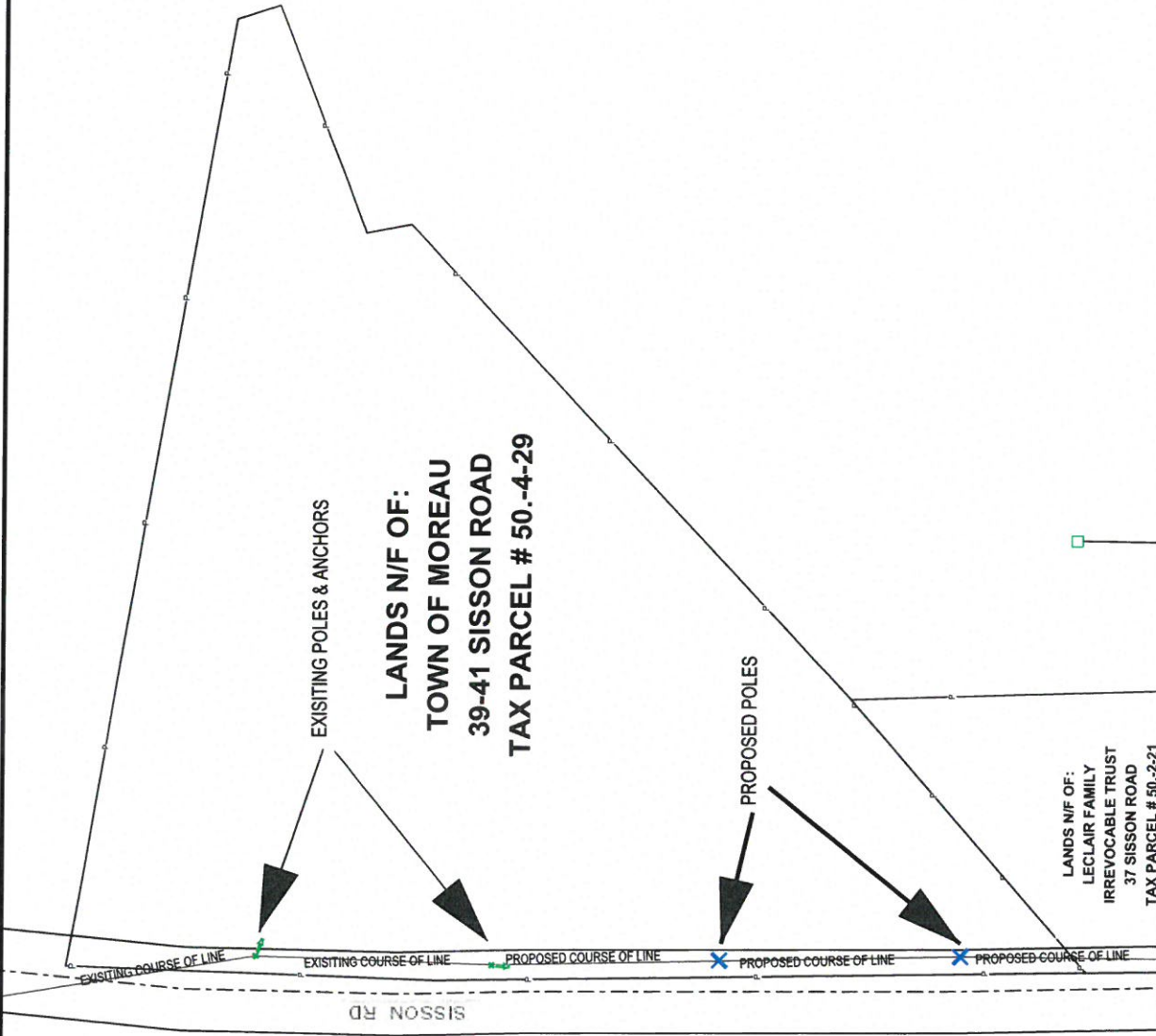
e. pass and repass on foot and with vehicles and equipment, along, over, across and upon the Easement Area and the Grantor's Land in order to access the Easement Area and construct, reconstruct, relocate, use, and maintain roads, paths, causeways, and ways of access to and from the Easement Area as is reasonable and necessary in order to exercise to the fullest extent the Easement.

Section 2 – Location of the Easement Area. The "Easement Area" shall consist of a portion of the Grantor's Land twenty (20) feet in width throughout its extent, the centerline of the Easement Area being the centerline of the Facilities. The general location of the Easement Area is shown on the sketch entitled, "**Easement Sketch-Exhibit A, WR# 30743600**", which sketch is attached hereto as Exhibit A and recorded herewith. The final and definitive location(s) of the Easement Area shall become established by and upon the final installation and erection of the Facilities by the Grantees in substantial compliance with Exhibit A hereto, provided that no Facilities shall obstruct the existing access to Grantor's Land from Sisson Road.

Section 3 – Facilities Ownership. It is agreed that the Facilities shall remain the property of the Grantees, their successors and assigns.



LANDS N/F OF:
VA VA VOOM INC.
186-188 BLUEBIRD ROAD
TAX PARCEL # 50.-2-19.111



NOT TO SCALE

nationalgrid

EASEMENT SKETCH - EXHIBIT A

Proposed Installation on Lands N/F of:
Town of Moreau
39-41 Sisson Road
Tax Parcel # 50.-4-29
Town of Moreau and County of Saratoga

DESIGNER: Cronin, Michael
DATE: 7/09/24
WORK ORDER #: 38-23-30743600