

Agenda
Town of Moreau
Town Board Meeting
September 8, 2026
7:00PM

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

1. Public Hearing – Local Law 5 of 2026 – Town Code Section 127
2. Public Hearing – Local Law 6 of 2026 – Town Code Section 149-5
3. Upcoming Events & Announcements
 - Public Open House – ReZone Moreau
4. Approval of Minutes
 - August 25, 2026 –Regular Town Board Meeting
 - August 27, 2026 – Month End Audit Meeting

Privilege of the Floor

***Public comment period, solely for remarks pertaining to tonight's agenda items.*

5. Local Law 4 of 2026
6. Local Law 5 of 2026
7. Building, Planning and Development Office
 - Garden World Rezone
8. Highway Department
 - Selfridge Rd Culvert – Change Order
 - Sweet Rd – Pedestrian Access
9. Building & Grounds
 - Assign Staff – Pay Rate
10. Water & Sewer Department
 - Water Connection Fees
11. Supervisor's Office
 - BOCES Contract
12. Transfer Station
 - Brush Grinding
 - Proposed Non-resident Rate Changes
13. Monthly Department Head Reports
 - July – BPD
 - August – Assessor, BPD, Town Clerk, Historian, Highway, Water & Sewer, Transfer Station

OVER →

Privilege of the Floor

***Public comment period open to remarks pertaining to town business.
Personal attacks will not be allowed nor will comments regarding employees.*

14. Committee Reports
15. Supervisor's Items
16. Executive Session
17. Motion to Adjourn

**TOWN OF MOREAU
PROPOSED LOCAL LAW NO. 5 OF 2026
REPEALING AND REPLACING CHAPTER 127 OF THE MOREAU TOWN CODE
REGULATING SWIMMING POOLS**

Be it Enacted by the Moreau Town Board as Follows:

Section 1. Authority.

This Local Law repealing and replacing Chapter 127 of the Moreau Town Code is adopted pursuant to Section 10 of the New York State Municipal Home Rule Law.

Section 2. Purpose.

Chapter 127 of the Town Code established standards for the installation, construction and maintenance of swimming pools. Since the adoption of chapter 127 in 1973, and last amendment in 1976, the State of New York has adopted standards for swimming pools set forth in the New York State Uniform Fire Prevention and Building Code. The purpose of this Local Law is to modernize the Town's approach to regulating swimming pools consistent with such Uniform Code.

Section 3. Repeal and replacement of Town Code Chapter 127.

Chapter 127 of the Town Code is repealed, and a new Chapter 127 is added to read as follows:

§ 127-1. Title; purpose; applicability.

- A. Title. This chapter shall be known and may be cited as the "Town of Moreau Swimming Pool Law."
- B. Purpose. This chapter establishes local requirements for the installation, construction, enlargement, substantial modification, location, operation, and maintenance of swimming pools, spas, and hot tubs and their associated barriers, safety devices, structures, equipment, water connections, drainage, and lighting.
- C. Applicability. This chapter applies to all swimming pools and supplements Chapter 74, Administration and Enforcement of New York State Uniform Fire Prevention and Building Code; Chapter 70, Fences; Chapter 78, Flood Damage Prevention; Chapter 82, Freshwater Wetlands; Chapter 84, Illicit Discharges, Activities and Connections; Chapter 100, Noise; Chapter 120, Stormwater Management and Erosion and Sediment Control; Chapter 145, Water; Chapter 149, Zoning; and all other

applicable provisions of the Moreau Town Code.

- D. Uniform Code controls. Nothing in this chapter authorizes work or a condition that does not comply with the New York State Uniform Fire Prevention and Building Code, the New York State Energy Conservation Construction Code, the New York State Sanitary Code, or other applicable State or federal law and regulations. An irreconcilable conflict between this Chapter and State law or regulations shall be resolved in favor of State law and regulations unless a more restrictive local construction standard has become effective in accordance with Executive Law § 379 or Energy Law § 11-109.

§ 127-2. Definitions.

As used in this chapter, the following terms shall have the meanings indicated. Terms not defined in this chapter shall have the meanings assigned by the New York State Uniform Fire Prevention and Building Code, the New York State Energy Conservation Construction Code, or Chapters 74 or 149 of the Town Code, as applicable.

APPROVED - Acceptable to the Code Enforcement Officer because it complies with applicable law, adopted standards, and recognized safety practice.

CODE ENFORCEMENT OFFICER - The Building Inspector, Code Enforcement Officer, or other official or authorized designee charged with administration and enforcement under Chapter 74.

ENERGY CODE - The New York State Energy Conservation Construction Code, as amended from time to time.

PERMANENT BARRIER - A fence, wall, building wall, or combination thereof that permanently restricts access to a swimming pool, spa, or hot tub and complies with the New York State Uniform Fire Prevention and Building Code.

POOL EQUIPMENT - Pumps, filters, heaters, chemical-treatment equipment, piping, controls, electrical equipment, generators, and other equipment serving a swimming pool, spa, or hot tub.

PUBLIC SWIMMING POOL - A swimming pool subject to Article 13 of the Public Health Law or 10 NYCRR Subpart 6-1, or any successor provision.

SAFETY COVER - A manually or power-operated cover that complies with the New York State Uniform Fire Prevention and Building Code and the applicable referenced standard for swimming-pool, spa, and hot-tub safety covers.

SPA OR HOT TUB - A hydrotherapy, recreational, or therapeutic vessel meeting the

applicable definition in the New York State Uniform Fire Prevention and Building Code, whether installed in-ground, aboveground, indoors, or outdoors.

SUBSTANTIAL MODIFICATION - A modification that is treated as substantial under the New York State Uniform Fire Prevention and Building Code or that requires compliance with current pool-safety provisions under applicable State law.

SWIMMING POOL OR POOL - Any structure intended for swimming, recreational bathing, or wading that contains, is designed to contain, or is capable of containing water more than 24 inches deep at any point, including in-ground, aboveground, on-ground, and indoor pools and, where the context requires, spas and hot tubs.

TEMPORARY BARRIER - A barrier installed during construction or installation that restricts access to a swimming pool and complies with the New York State Uniform Fire Prevention and Building Code.

UNIFORM CODE - The New York State Uniform Fire Prevention and Building Code, as amended from time to time.

§ 127-3. Permit required; application for permit.

- A. Permit required. No person shall construct, install, enlarge, substantially modify, or relocate a swimming pool, spa, or hot tub, or perform associated work requiring a permit, without first obtaining all permits required by Chapter 74, the Uniform Code, this chapter, and other applicable law and paying the fees established by resolution of the Town Board.
- B. Related work. Separate or additional permits and approvals shall be obtained for electrical, plumbing, mechanical, fuel-gas, structural, grading, drainage, accessory-structure, zoning, public-health, or other work when required.
- C. Application. An application shall be made by the property owner or an authorized agent on forms prescribed by the Town and shall include construction documents and information sufficient to demonstrate compliance. The Code Enforcement Officer may require the documents to be prepared, signed, or sealed by a New York State registered architect, professional engineer, or land surveyor when required by law or reasonably necessary for review.
- D. The application and accompanying plans shall identify, as applicable:
 - (1) The complete lot; property lines; street lines; zoning district; required yards and setbacks; and the proposed pool's dimensions, depth, type, and location.
 - (2) Existing and proposed buildings, decks, platforms, fences, retaining walls, accessory structures, pool equipment, and impervious surfaces.

- (3) Wells, septic tanks, absorption fields, water and sewer lines, easements, overhead and underground utilities, wetlands, watercourses, flood-hazard areas, and other site constraints.
- (4) Permanent and temporary barriers; gates and latches; building-wall openings; ladders and steps; pool, door, and gate alarms; safety covers; and entrapment-protection devices.
- (5) Electrical service, wiring, equipment, clearances, bonding, and grounding; plumbing and backflow protection; heaters and fuel-gas equipment; circulation, filtration, and sanitation equipment; and manufacturer installation instructions.
- (6) The proposed source of fill water and the method and location of pool drainage, backwash, dewatering, and discharge.
- (7) Proposed exterior lighting and any measures needed to control glare, noise, and vibration.
- (8) Any other information reasonably required by the Code Enforcement Officer to determine compliance.
- E. Plan changes. Work shall conform to the approved construction documents. A material change shall not be made until revised documents have been submitted to and approved by the Code Enforcement Officer.
- F. Permit expiration and inspections. Permit duration, required inspections, stop-work authority, certificates, and permit suspension or revocation shall be governed by Chapter 74 and the Uniform Code.

127-4. Location requirements.

- A. Yard location. A swimming pool shall be located only in a rear yard or interior side yard unless another location is expressly permitted by Chapter 149 or an approval lawfully issued under that chapter. A pool and its required barrier shall not be located nearer to a street line than the principal building to which the pool is accessory, except as otherwise specifically authorized by Chapter 149. Corner lots shall comply with all applicable street-yard and sight-distance requirements.
- B. Pool setback. The exterior wall of a swimming pool shall be at least 10 feet from every side and rear lot line, or farther where required by Chapter 149, an approved site plan, subdivision plat, variance, easement, or other applicable restriction.
- C. Decks and structures. A deck, platform, pump house, filter house, equipment enclosure, and other accessory structure shall comply with Chapter 149 and shall be at least 10 feet from side and rear lot lines unless Chapter 149 expressly permits a

lesser distance. Guards and railings required solely for safety shall be located as approved under the Uniform Code.

- D. Equipment. Pool equipment shall be at least 10 feet from a side or rear lot line unless located within an approved enclosure that provides effective acoustic mitigation. In all cases, equipment shall comply with Chapter 100 and shall not create an unreasonable noise or vibration nuisance.
- E. Barriers. A required pool barrier is not subject to the pool-wall setback in Subsection B but shall comply with Chapters 70 and 149, the Uniform Code, easements, sight-distance requirements, and approved plans.
- F. Site constraints. No pool, deck, equipment, barrier, or related improvement shall obstruct an easement, required emergency access, drainage path, protected well or septic area, utility clearance, wetland or watercourse buffer, floodway, or other area in which the improvement is prohibited, unless all required written approvals have been obtained.

§ 127-5. Protection of water supply system.

No direct or unprotected connection shall be made between a potable or public water-supply system and a swimming pool, spa, hot tub, circulation system, or chemical-treatment system, unless otherwise approved by the Town Board or the Town Water Department.

§ 127-6. Accessory structures and equipment.

- A. A pump house, filter house, equipment enclosure, deck, platform, retaining wall, heater, fuel source, electrical installation, or other structure or equipment installed in connection with a pool shall obtain all required permits and comply with the Uniform Code, the Energy Code, Chapters 74, 100, and 149, manufacturer instructions, and approved construction documents.
- B. Pool equipment shall be installed on a stable base, protected from physical damage, accessible for inspection and service, and secured against unauthorized operation where required. Combustion air, venting, exhaust, fuel storage, clearances, and equipment disconnects shall comply with applicable codes.
- C. Decks, platforms, stairs, guards, handrails, and walking surfaces shall be structurally adequate, slip resistant where required, and maintained in good repair. The location of any ladder, stair, or deck that forms part of a required barrier shall comply with § 127-8.

§ 127-7. Safety requirements; certificate of compliance.

- A. Uniform Code compliance. Every swimming pool, spa, and hot tub and every associated enclosure, alarm, cover, suction outlet, system, and installation shall comply with the Uniform Code and all other applicable law. The following subjects are listed for administration and enforcement and shall not be interpreted to replace or limit any current technical requirement of the Uniform Code.
- B. Required safety features include, as applicable:
- (1) Permanent barriers and temporary barriers during installation or substantial modification.
 - (2) Barrier height, clearances, openings, mesh size, climbability, and separation from objects that could facilitate climbing.
 - (3) Pedestrian gates, service gates, utility gates, and vehicle gates.
 - (4) Self-closing, self-latching, locking, and release-hardware requirements, including the required height and location of latches and releases.
 - (5) Doors, windows, walls, alarms, and other protective features where a building wall forms part of the pool enclosure.
 - (6) Aboveground and on-ground pool walls, decks, guards, ladders, steps, and means for preventing unauthorized access.
 - (7) Approved pool alarms and, where required, door or gate alarms.
 - (8) Safety covers and automatic power safety covers used as an approved safety feature or alarm exception.
 - (9) Suction outlets, drain covers, vacuum-release or other systems, and protection against body, limb, hair, and mechanical entrapment.
 - (10) Circulation, filtration, disinfection, sanitation, and water-quality systems.
 - (11) Electrical wiring, equipment, luminaires, receptacles, disconnects, clearances, bonding, and grounding.
 - (12) Any other barrier, alarm, access-control, structural, electrical, plumbing, mechanical, fuel-gas, or safety requirement imposed by the Uniform Code or other applicable law.
- C. Temporary protection. A compliant temporary barrier shall be installed and continuously maintained whenever required during construction or installation. A pool under construction shall not be filled to a depth exceeding 24 inches until either the permanent barrier or a required temporary barrier is complete and operational.

- D. Final approval and use. A pool, spa, or hot tub shall not be used until all permanent barriers, gates, latches, alarms, covers, ladders, steps, entrapment-protection devices, and other required safety features have been installed and found compliant; all required electrical, plumbing, mechanical, and fuel-gas inspections have been completed; the Code Enforcement Officer has conducted the required final inspection; and a certificate of compliance or other final approval required by Chapter 74 has been issued.
- E. Safety devices protected. No person shall remove, bypass, disable, prop open, render ineffective, or fail to maintain a required barrier, gate, latch, alarm, cover, ladder, step, drain cover, or entrapment-protection device while a pool is capable of containing water more than 24 inches deep.
- F. Building-wall openings. Every door, window, or other opening in a building wall that forms part of a pool enclosure shall comply with all applicable Uniform Code safeguards and shall be maintained so those safeguards remain operational.
- G. Public pools. A public swimming pool shall also comply with the Public Health Law, the State Sanitary Code, including 10 NYCRR Subpart 6-1 where applicable, and all permits, plans, inspections, and operating requirements of the State or county health authority.

§ 127-8. Maintenance.

- A. A swimming pool, spa, or hot tub and its water, structure, decks, barriers, gates, latches, alarms, covers, ladders, steps, circulation and sanitation systems, lighting, wiring, equipment, and entrapment protection shall be maintained in a clean and sanitary condition, in good repair, and in safe operating condition as required by the Uniform Code.
- B. Required safety features shall remain installed and operational at all times when the pool is capable of containing water more than 24 inches deep. Repairs and replacements shall use durable, compatible materials and shall restore full compliance; matching obsolete original materials is not required.
- C. A seasonal or winter cover does not replace a required barrier or alarm unless it is an approved safety cover expressly permitted by the Uniform Code for that purpose.
- D. An unused, abandoned, damaged, or deteriorated pool shall be secured, repaired, drained, removed, or otherwise made safe as directed by the Code Enforcement Officer and as required by applicable law. Standing water shall not be allowed to create a mosquito-breeding condition or other public-health nuisance.

§ 127-9. Discharge of drainage.

- A. Pool drainage, backwash, dewatering, and discharge shall be managed so as not to cause flooding, erosion, icing, sediment transport, property damage, or a nuisance and shall not enter a sanitary sewer, septic system, public water system, storm sewer, highway right-of-way, wetland, watercourse, or adjoining property except pursuant to a lawful connection, easement, permit, or written approval.
- B. Water containing chlorine, bromine, salt, algicide, acid, or another treatment chemical shall be dechlorinated, neutralized, or otherwise treated as required before discharge. The discharge rate and outlet shall be controlled to prevent erosion and off-site flow.
- C. Drainage and waste piping shall be arranged to prevent sewage, wastewater, contaminated water, or other material from being siphoned, flooded, or discharged into a pool or potable-water system. Required air gaps and backflow protection shall be maintained.
- D. All discharges shall comply with Chapters 78, 82, 84, 115, 120, and 145, as applicable, and with requirements of the New York State Department of Environmental Conservation, the New York State Department of Health, the Town, the water or sewer district, and any other authority having jurisdiction.

§ 127-10. Illumination; electrical and equipment inspection.

- A. Exterior lighting shall be located, aimed, shielded, and maintained so that direct light and glare are not cast onto a public street or neighboring property and so that the lighting complies with Chapters 100 and 149 and any approved site plan or permit condition.
- B. Electrical wiring and equipment, including luminaires, receptacles, disconnects, underwater equipment, bonding, and grounding, shall comply with the Uniform Code, including the electrical provisions applicable to swimming pools, spas, and hot tubs. Required electrical inspection shall be performed by an inspection agency approved by the Town, and evidence of approval shall be furnished to the Code Enforcement Officer before final approval.
- C. Required plumbing, mechanical, fuel-gas, structural, and equipment inspections and certifications shall be completed and submitted before a certificate of compliance or other final approval is issued.
- D. Pumps, filters, heaters, generators, chemical feeders, and other equipment shall be installed and maintained to prevent unreasonable noise, vibration, fumes, exhaust, or other nuisance. The Code Enforcement Officer may require an equipment

enclosure, vibration isolation, relocation, or other reasonable mitigation necessary to obtain compliance with Chapter 100 and applicable codes.

§ 127-11. Enforcement; penalties and remedies.

- A. Criminal penalty. Any person who fails to comply with any provision of this chapter, an approved plan, a permit or approval condition, or a lawful order issued under this chapter, shall be guilty of a violation, and each day of such violation shall be deemed a separate and distinct violation, and every conviction of such violation shall be punished by a fine not exceeding \$200 or by imprisonment for a term not exceeding 15 days, or both.
- B. Civil penalty. In addition to the penalties set forth in Subsection A, any person who fails to comply with any provision of this chapter, an approved plan, a permit or approval condition, or a lawful order issued under this chapter, shall be subject to a civil penalty not exceeding \$200 per day that such non-compliance continues. Such civil penalty, plus the cost to the Town to enforce compliance with this chapter, shall be recovered in a civil action brought in the name of the Town in a court of competent jurisdiction, including as a small claim in justice court, as authorized by the Town Board.
- C. In addition to other remedies under this chapter or any other chapter of the Town Code, the Town Board may institute an action or proceeding in a court of competent jurisdiction to enjoin any noncompliance with any provision of this chapter, an approved plan, a permit or approval condition, or a lawful order issued under this chapter, or to abate or remove any noncompliance or to restore the property.
- D. Enforcement. The Code Enforcement Officer may issue appearance tickets, notices of violation, compliance orders, and stop-work orders; may withhold, suspend, or revoke a permit or certificate, and may direct that a pool be secured or that unsafe use cease. The Code Enforcement Officer is authorized to commence criminal and civil proceedings in justice court.
- E. Immediate hazard. When an unsafe condition presents an imminent danger to life, health, or safety, the Code Enforcement Officer may order the pool or affected area immediately closed, vacated, drained, secured, or otherwise made safe and may take emergency action authorized by Chapter 74 or other law.

Section 4. Severability.

The invalidity or unenforceability of any provision of this Local Law by a valid judgement of any court of competent jurisdiction shall not affect the validity or enforceability of any other provision.

Section 5. Effective Date.

This Local Law shall take effect upon filing in the office of the New York State Secretary of State.

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**TOWN OF MOREAU
PROPOSED LOCAL LAW NO. 6 OF 2026
AMENDING SECTION 149-5 OF THE MOREAU TOWN CODE
TO ADD DEFINITIONS OF DISTRIBUTION CENTER AND WAREHOUSING**

Be it Enacted by the Moreau Town Board as Follows:

Section 1. Authority.

This Local Law amending Section 149-5 of the Moreau Town Code is adopted pursuant to Section 10 of the New York State Municipal Home Rule Law and Town Law Article 16.

Section 2. Purpose.

Chapter 149 of the Town Code contains the Zoning Law of the Town of Moreau. Section 149-5 of the Town Code contains the definitions used in the Zoning Law and by Town officials in administration of the Zoning Law. The Zoning Law includes a Schedule of Regulations for each of the Zoning Districts within the Town which regulates the use and occupancy of land, structures and buildings. The terms "Distribution Center" and "Warehousing" are used in one or more Schedule of Regulations but are not explicitly defined.

Accordingly, this Local Law adds a definition of "Distribution Center" and a definition of "Warehousing" to Section 149-5 to distinguish storage-oriented uses from uses principally engaged in the sorting, transfer, routing, staging or dispatch of goods. No other changes to the Zoning Law are proposed by this Local Law.

Section 3. Amendment of Town Code Section 149-5.

Section 149-5 of the Town Code is amended by adding two new definitions to read as follows:

DISTRIBUTION CENTER

A building or facility used principally for the receipt, sorting, processing, consolidation, transfer, staging, routing or dispatch of goods, merchandise, packages or products to other facilities, businesses, customers or delivery routes, where any storage of such goods is temporary, incidental or subordinate to their movement or distribution.

WAREHOUSING

The use of a building or portion thereof principally for the storage, holding and maintenance of goods, merchandise, materials or products as inventory, where receiving, loading, unloading, picking, packing and shipment are incidental or subordinate to the storage function. Warehousing shall not include a use whose principal function is the sorting, transfer, routing, consolidation, staging or dispatch of goods for distribution.

Section 4. Severability.

The invalidity or unenforceability of any provision of this Local Law by a valid judgement of any court of competent jurisdiction shall not affect the validity or enforceability of any other provision.

Section 5. Effective Date.

This Local Law shall take effect upon filing in the office of the New York State Secretary of State.

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**TOWN OF MOREAU
NOTICE OF PUBLIC HEARING
ON PROPOSED LOCAL LAW NO. 6 OF 2026
AMENDING SECTION 149-5 OF THE MOREAU TOWN CODE
TO ADD DEFINITIONS OF DISTRIBUTION CENTER AND WAREHOUSING**

NOTICE IS HEREBY GIVEN that the Moreau Town Board will hold a Public Hearing on Tuesday, September 8, 2026, beginning at 7:01 p.m. at Moreau Town Hall, 351 Reynolds Road, Moreau, New York 12828, to consider proposed Local Law No. 6 of 2026. The proposed Local Law would amend Section 149-5 of the Town Code containing definitions of terms used in the Zoning Law of the Town of Moreau. Specifically, it would add a definition of the term "Distribution Center" and a definition of the term "Warehousing." No other changes are proposed. All interested persons will be given an opportunity to be heard. Copies of the proposed Local Law are on file in the Town Clerk's Office and also on the Town of Moreau website at www.townofmoreau.org.

Dated: August __, 2026
Erin Trombley
Moreau Town Clerk

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

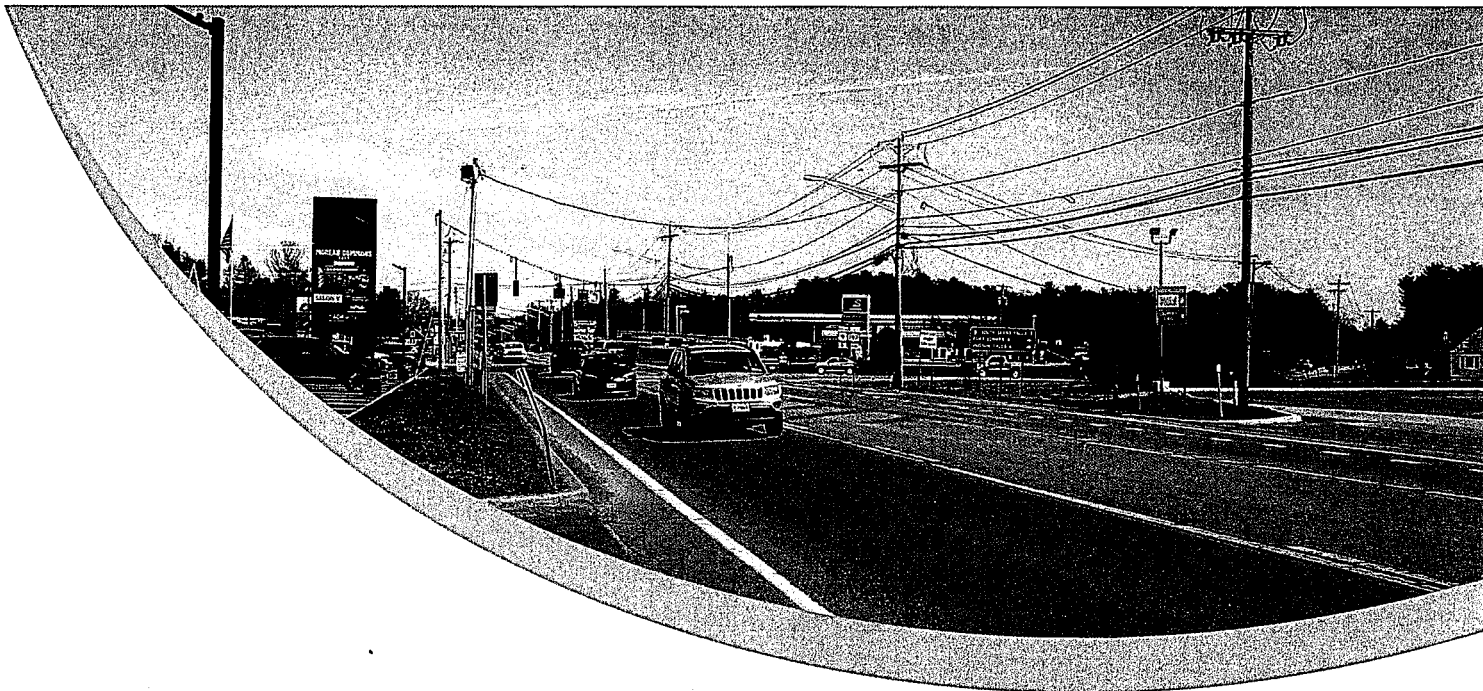
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Amendment to Town Code Section 149-5			
Project Location (describe, and attach a location map): Town-wide			
Brief Description of Proposed Action: The proposed action would add a definition of “Distribution Center” and a definition of “Warehousing” to Section 149-5 of the Moreau Town Code to distinguish storage-oriented uses from uses principally engaged in the sorting, transfer, routing, staging or dispatch of goods. No other changes to the Zoning Law are proposed by this Local Law.			
Name of Applicant or Sponsor: Town of Moreau		Telephone: (518) 792-1030 E-Mail: moreausuper@townofmoreaunyny.gov	
Address: 351 Reynpolds Road			
City/PO: Moreau		State: NY	Zip Code: 12828
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		NO ☐	YES ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☐	YES ☐
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☐	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	☐	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	☐	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☐	☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO	YES
	☐	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe: 		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☐	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☐	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☐	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question.	NO	YES
	☐	☐
	☐	☐
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Josh Westfall</u> Date: <u>August 28, 2026</u>		
Signature: _____ Title: <u>Bldg, Planning & Dev Coordinator</u>		



US ROUTE 9 CORRIDOR ENHANCEMENT STUDY

PUBLIC OPEN HOUSE #2

DROP IN ANYTIME:

- No Formal Presentation
- Learn about the Corridor Enhancement Study and get an update on the project's status
- Share your thoughts on the draft recommendations for the corridor
- All ages are welcome! Kids activity table available.



**Dango Fitzgerald's
Irish Restaurant &
Sports Pub**
1393 US-9, Moreau,
NY 12828



September, 16, 2026



6:00 - 8:00 PM

WHY STUDY THE ROUTE 9 CORRIDOR IN THE TOWN OF MOREAU?

To examine **land use, challenges, barriers to investment** and **future trends** to identify **opportunities for improvement**.

The Town wants you to share feedback on the draft recommendations!
Help shape the future of US Route 9 in the Town of Moreau



www.moreauroute9corridorstudy.com

A regular meeting of the Town of Moreau Town Board was held at 7:00 p.m. on August 25, 2026, 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 7:03 p.m. with an attendance roll call and the Pledge of Allegiance.

PRESENT:	John Donohue	Councilmember
	Laura Garrant	Councilmember
	Jesse A. Fish, Jr.	Supervisor

ALSO PRESENT:	Erin Trombley	Town Clerk
	Elizabeth Bennett	Confidential Secretary
	Reed Antis	Town Historian
	Glen Bruening	Town Counsel

ABSENT:	Mark Stewart	Councilmember
	Patrick Killian	Councilmember

OTHERS PRESENT: John Cox (South Glens Falls Fire Co.), Tom Duffy (American Legion Post 553), Bruce Lant (South Glens Falls Fire Co.), Pamela Ostrander (American Legion Post 553), Tom Hutchins, Richie Wiltshire, Alex Portal (Post-Star)

PUBLIC HEARING, LOCAL LAW 4 OF 2026

Supervisor Fish began the meeting by explaining that Local Law 4 of 2026 would change the way Sewer District 1 would be charged. He said the changes would only impact the Industrial Park, and that the hearing would remain open. The Town Clerk read the following resolution:

“BE IT RESOLVED, that the Town Board hereby opens a public hearing to take comments on proposed Local Law 4 of 2026, which would amend Section 115-70 of the Moreau Town Code relating to sewer charges in Sewer District #1.”

Resolution 280-2026 A motion was made by Councilmember Donohue, seconded by Councilmember Garrant to accept the resolution as read.

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

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

The motion carried 3:0.

No comments were made. See appendix for comments received by email.

SEQOR Part 2

Attorney Bruening was asked to review the SEQRA Short Environmental Form, Part 2 – Impact Assessment, with the Board. The responses to all 13 questions were, “No, or small impact may occur.”

SEQOR Part 3

A regular meeting of the Town of Moreau Town Board was held at 7:00 p.m. on August 25, 2026, at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

Resolution 281-2026 The following motion was made by Councilmember Garrant, seconded by Councilmember Donohue:

“The proposed action will not result in a significant environmental impact because it only revises the methodology for calculating sewer charges for use of the Town sewer system within the Sewer District No. 1 serving the Moreau Industrial Park. The Town Code requires the Town to assess sewer charges based on a system of equivalent dwelling units (EDUs). The proposed action will require the Town to assess sewer charges in Sewer District No. 1 based on the actual flow of liquid waste being discharged into the sewer system. This change in methodology will not affect the quality or quantity of the discharges.”

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

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

The motion carried 3:0.

UPCOMING EVENTS & ANNOUNCEMENTS

Supervisor Fish said the Newell Family Band would be performing at the free concert in the park on First Street, South Glens Falls the following day, and the next week, the concert would feature Electric City Horns.

APPROVAL OF MINUTES

The Town Clerk was asked to read the resolution, which read:

“**BE IT RESOLVED**, that the Town Board accepts and approves the minutes for the Regular Town Board meeting, held on August 11, 2026, as submitted.”

Resolution 282-2026 A motion was made by Councilmember Garrant, 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 Garrant	Aye
Councilmember Killian	Absent
Councilmember Stewart	Absent
Supervisor Fish	Aye

The motion carried 3:0.

PRIVILEGE OF THE FLOOR

No comments were made.

SETTING PUBLIC HEARINGS, LOCAL LAWS 5 & 6 OF 2026

A regular meeting of the Town of Moreau Town Board was held at 7:00 p.m. on August 25, 2026, at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

Supervisor Fish said that Proposed Local Law 5 of 2026 would replace existing swimming pool regulations in Chapter 127 of the Town code, which were outdated. Proposed Local Law 6 of 2026 defines “warehousing” and “distribution center” within Chapter 149. He said Building, Planning & Development Coordinator Westfall had drafted both laws for the Board to review.

The Supervisor asked the Town Clerk to read the following:

“BE IT RESOLVED, that the Moreau Town Board hereby sets a public hearing for proposed Local Law 5 of 2026 on September 8, 2026 at 7:01 pm; declares the Town Board as Lead Agency under the State Environmental Quality Review Act (SEQRA), classifies the action as unlisted under SEQRA, and directs Town Counsel to prepare the public hearing notice and text of the proposed local law suitable for publication.”

Resolution 283-2026 A motion was made by Councilmember Donohue, seconded by Councilmember Garrant to accept the resolution as read.

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

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

The motion carried 3:0.

The Clerk read:

“BE IT RESOLVED, that the Moreau Town Board hereby sets a public hearing for proposed Local Law 6 of 2026 on September 8, 2026 at 7:02 pm; declares the Town Board as Lead Agency under the State Environmental Quality Review Act (SEQRA), classifies the action as unlisted under SEQRA, and directs Town Counsel to prepare the public hearing notice and text of the proposed local law suitable for publication.”

Resolution 284-2026 A motion was made by Councilmember Donohue, seconded by Councilmember Garrant to accept the resolution as read.

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

The motion carried 3:0.

WATER & SEWER DEPARTMENT

The Supervisor said that due to increasing material and other costs, the Town is not covering its expenses for new water connections at the current rate. He said the proposed new fee is similar to but less than Queensbury's. The Supervisor said a notice would be published about this change. Councilmember Donohue said

A regular meeting of the Town of Moreau Town Board was held at 7:00 p.m. on August 25, 2026, at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

it had been some time since these rates were last reviewed. Supervisor Fish said a 60-foot roll of copper was now \$1,100, and that brass had increased as well.

RECREATION DEPARTMENT

Supervisor Fish said the Recreation Director had gotten three quotes for shirts and was recommending ARCA Ink. The Supervisor asked the Town Clerk to read a prepared resolution. She read:

“BE IT RESOLVED, that the Town Board authorizes the purchase of 121 single color printed t-shirts at \$10 each and 6 shirts at \$12 each from Arca Ink, for the Town’s Rec Flag Football Program, for a total cost not to exceed \$1282.00 to be paid out of account A7310.4.”

Resolution 285-2026 A motion was made by Councilmember Garrant, 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 Garrant	Aye
Councilmember Killian	Absent
Councilmember Stewart	Absent
Supervisor Fish	Aye

The motion carried 3:0.

SUPERVISOR’S OFFICE

Supervisor Fish said the Annex Building had been vacant since the Head Start organization moved out, and that he had been asked about renting the building to American Legion Post 553, who had not had a physical location in some years, since their First Street building was sold. The Supervisor said he thought it would be great to have someone using the Annex Building, that it would be a win-win for the community. He said this action would be subject to a 30-day permissive referendum, so if approved, a notice of the referendum would be published. The Town Clerk read the following resolution:

“BE IT RESOLVED, that the Town Board authorizes the Town Supervisor to enter into an agreement with the American Legion Post 553 for the lease of the Annex Building located at the Town Municipal Complex at 351 Reynolds Road, subject to notice of permissive referendum

BE IT FURTHER RESOLVED, that the agreement will detail the following stipulations:

- The Legion will pay all utilities for the building.
- In lieu of monthly lease payments, the American Legion shall clean, update, repair and make improvements to the building.
- All building projects shall be subject to the Town’s Building Department regulations.
- All necessary permits must be obtained.
- Building Department Permit fees shall be waived.
- The Legion shall obtain and maintain in full force and effect for the duration of the lease, a general liability insurance policy including fire legal liability, naming the Town of Moreau as additional insured.

A regular meeting of the Town of Moreau Town Board was held at 7:00 p.m. on August 25, 2026, at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

- A hold harmless clause shall be included in the agreement.
- Original term of the lease will expire December 31, 2027 with yearly renewals and a 30 day termination clause.”

Resolution 286-2026 A motion was made by Councilmember Donohue, seconded by Councilmember Garrant to accept the resolution as read.

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

The motion carried 3:0.

Discussion: Councilmember Donohue said there wasn't a more deserving organization, that it would be good to see the building in use, being taken care of, and for Post 553 to have a home again. Councilmember Garrant said she was from Hudson Falls, and mentioned what a staple the American legion is in that community. She said it would be nice to see them in the Annex Building.

TOWN HISTORIAN

The Town Clerk read:

“As the Town Board, on July 14, 2026, authorized the Town Historian to attend the APHNY Conference in September 2026,

NOW, THEREFORE, BE IT RESOLVED, that the Town Board authorizes an expense, not to exceed \$874.80 for travel and lodging for the conference, to be paid from account A7510.4 and;

BE IT FURTHER RESOLVED, that the Supervisor's Office is authorized to make the necessary reservations.”

Resolution 287-2026 A motion was made by Councilmember Garrant, seconded by Councilmember Donohue to accept the resolution as read.

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

The motion carried 3:0.

MONTHLY DEPARTMENT REPORTS

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

“BE IT RESOLVED, that the Town Board accepts the July Department head reports for the Assessor, Town Clerk and Town Historian.”

A regular meeting of the Town of Moreau Town Board was held at 7:00 p.m. on August 25, 2026, at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

Resolution 288-2026 A motion was made by Councilmember Garrant, seconded by Councilmember Donohue to accept the resolution as read.

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

The motion carried 3:0.

PRIVILEGE OF THE FLOOR

No comments were made.

COMMITTEE REPORTS

Assessor/Town Historian

Councilmember Garrant said she had spoken with Sole Assessor Cronin, and reported that she was doing well. The Councilmember also said she was working with the Town Historian on his cemetery wish list.

Recreation

Councilmember Donohue said work was underway on the tennis/pickleball/basketball courts at Betar Recreation Park, and that fence was being installed at the basketball court that day. He thanked the Recreation Director and his staff for installing new pieces of equipment in the adaptive playground area; one that has flowers on it and makes sound, and another that featured a sand box. He said they were looking into expanding the parking area and for a better way to divide the large parking lot, replacing the log that is currently fulfilling this purpose.

Water & Sewer

Supervisor Fish said there had been a relatively small hole, the size of a 50-cent piece, in a pipe that crosses the river from Queensbury. He said the repair was not possible in-house, and that TKC/Tom Kubricky was able to repair it in a few hours the next day. The Supervisor thanked that Water & Sewer Operator for keeping watch through the night in advance of the repair. Councilmember Donohue said he was in the office when the call came in about the hole and that he had gone down to observe the repair work. He said Water/Sewer Operator Mechanick did a great job, and that Tom Kubricky and his crew had done amazing work. He also thanked the Highway Superintendent for bringing fill and doing what they could do to assist. The Councilmember remarked that it was amazing how much water can come out of a hole the size of a quarter.

Historian Antis asked how they knew about the hole in the pipe. Supervisor Fish said water was shooting out of the ground near Nolan Road. The Supervisor also thanked Highway Superintendent Abrams, saying that there had been some large rocks around the pipe, and the Highway crew cleared them away, filled the space with smaller stone, and packed it with sand to be sure the pipe didn't sustain additional damage.

A regular meeting of the Town of Moreau Town Board was held at 7:00 p.m. on August 25, 2026, at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

SUPERVISOR'S ITEMS

Scam Prevention/Elder Fraud Awareness

On October 29, Saratoga County District Attorney Eby will host a presentation on senior scam prevention and elder fraud awareness at the Moreau Community Center, the Supervisor announced. He added that there will be a community lunch that day beginning at noon, and anyone who wanted to partake in the lunch should call to make a reservation. The presentation will begin at 12:30 and last about 45 minutes, he said. The Supervisor said he thought it was nice of the County to offer the program for Moreau's seniors.

Sewer Refinancing

The Supervisor said the Town had held a \$5 million expense for the County sewer line, and in the previous two years, ARPA and County funds had reduced this total to \$3.3 million. He said the Town had paid interest for three years on a bond. He said the rest of the \$3.3 million bond would be due on the 28th of the month, and that Attorney Bob Hafner had secured funding from Greene County Bank at 4.5% interest. He said the Town would pay \$245,000 annually for 20 years. He said that would be \$12.8 million plus the original \$3.3 million for a total of \$16.1 million.

Special Recreation Park Events

The Supervisor stated that for every special event in the Recreation Park not hosted by the Town, vendors and providers are required to get permits (vendor licenses) and/or sign hold harmless agreements.

Intermunicipal Agreement – SGFCSD

The Supervisor asked the Town Clerk to read the following:

“BE IT RESOLVED, that the Town Board authorizes the Supervisor to sign the Intermunicipal Agreement with the South Glens Falls Central School District for the use of playing fields at the Harry J Betar Recreation Park during the fall 2026 school athletic season.”

Resolution 289-2026 A motion was made by Councilmember Garrant, seconded by Councilmember Donohue to accept the resolution as read.

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

The motion carried 3:0.

Supervisor Fish said that in conjunction to the pickleball/tennis/basketball court project at the Recreation Park, 400 tons of material were needed to bring the ground up to grade, which he said wasn't realized until the old surfaces were torn out. The Town Clerk read:

“BE IT RESOLVED that the Town Board hereby approves Change Order #1 to the E&T O'Connor Construction contract in an amount not to exceed \$9,883 due to the unforeseen increase in necessary Item 4 subbase.”

A regular meeting of the Town of Moreau Town Board was held at 7:00 p.m. on August 25, 2026, at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

Resolution 290-2026 A motion was made by Councilmember Donohue, seconded by Councilmember Garrant to accept the resolution as read.

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

The motion carried 3:0.

ADJOURNMENT

Resolution 291-2026 A motion was made by Councilmember Donohue, seconded by Councilmember Garrant to adjourn the meeting.

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

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

The motion carried 3:0. The meeting was adjourned at 7:30 PM.

Respectfully submitted,
Erin Trombley
Erin Trombley
Town Clerk

Young / Sommer LLC

ATTORNEYS AT LAW

MAIN OFFICE (FOR ALL MAIL): 500 FEDERAL STREET, 5TH FLOOR, TROY, NEW YORK 12180
ALBANY OFFICE: 41 STATE STREET, STE 604-12, ALBANY, NEW YORK 12207

Phone: 518-438-9907 • Fax: 518-438-9914

www.youngsommer.com

Allyson M. Phillips, Esq.
Telephone Extension: 257
aphillips@youngsommer.com

August 25, 2026

Via Email

Members of the Town Board
Town of Moreau, Town Hall
351 Reynolds Road
Moreau, New York 12828

Re: Proposed Local Law No. 4 of 2026 – Comments for Public Hearing Record

Dear Members of the Moreau Town Board:

As you know this firm represents Schermerhorn Residential Holdings, LP and it's affiliated entities (collectively, Schermerhorn). Schermerhorn offers the following comments for the Town Board's consideration and inclusion in the official record of proceedings related to Proposed Local Law No. 4 of 2026 (the "Proposed Local Law") which would amending Section 115 -70 of the Moreau Town Code.

1. Conflicting and Misleading Versions of the Sewer Use Law

The Proposed Local Law purports to revise Section 115-70 of Chapter 115 of the Moreau Town Code, also known as the "Sewer Use Law". The Sewer Use Law was last amended by Local Law No. 4 of 2025 (the "2025 Amendment"). By its terms, the 2025 Amendment became effective upon filing with the New York Department of State. A copy of the 2025 Amendments, as filed with the New York Department of State, is appended here as **Tab 1**¹. The 2025 Amendments revised certain sections of Chapter 115, including Section 115-70 ("Sewer Charges"), Section 115-71 ("Billing"), and Section 115-75 ("Agreements for service outside of the sewer district of extension"). It is noted the 2025 Amendments included an express requirement that the Town Board prepare a budget for each sewer district and extension and that it be available for public

¹Local Law No. 4 of 2005 that is filed with the New York Department of State begins with amendments to Section 115-70 which is confirmed by the notation "Attachment page 1").

review *before* it adopts a sewer charge for that service area. *See* Tab 1, Section 115-70 (B) (“Notice of the public hearing shall be published in a newspaper of general circulation within the Town, and posted on the Town’s website, at least five days prior to the public hearing which shall be held at the first Town Board meeting that is held in the month of October provided that a proposed budget for the sewer district or extension has been prepared and made available for public review.”)(emphasis added). This language was included in the local law that was filed with the Department of State and has the force of law.

Regardless, the Town has posted a different version of Section 115-70 on its website that does not require that budgets be prepared for public review before annual sewer charges are adopted. *See* “Local Law No. 4 of 2025 – Sewer Regulations, rev. – Adopted 3/25/26” on the Town of Moreau website.² At Section 115-70(B), this version states: “Notice of the public hearing shall be published in a newspaper of general circulation within the Town, and posted on the Town’s website, at least five days prior to the public hearing which shall be held at the first Town Board meeting that is held in the month of October.” Again, the requirement that budgets be prepared and available for public review has been omitted from this version despite it being part of the local law that was filed with the New York Department of State and currently in effect. It is noted that this version has a “rev.” notation next to it, indicating it has been revised but how and by whom is not known or disclosed. This is obviously concerning as are “revisions” made to other Town record, including its meeting minutes which we brought to the Town Board’s attention by letter dated August 21, 2026.

This is obviously very concerning and misleading to the public. The Town has an unadopted, incorrect version of its Sewer Use Law on the Town website. It also has published an incorrect version on E-Codes website which also conveniently omits the budget requirement, despite misleadingly stating it incorporates the 2025 Amendments. *See* E-Codes, Town of Moreau, Code 2026-2-24. Part II General Legislation, Chapter 115 Sewer Regulations, Article XI Charges, Section 115-70 (“Sewer Charges”).³ It is noted this version also has different language in Sections 115-70 (A) (1) through (3), thereby creating a second, unofficial version of the local law that does not accord with the lawfully adopted 2025 Amendments. The Town Board must ensure that correct version of the sewer use law are posted and available to the public so that they can understand and meaningfully comment on any proposed amendments – such as the amendment that is the subject of tonight’s public hearing.

2. Town’s Failure to Respond to Schermerhorn’s FOIL Appeal Leaving it Unable to Offer Meaningful Comments on the Proposed Local Law

In addition to the confusion caused by the Town’s apparent unofficial and illegal “revision” of the Sewer Use Law, Schermerhorn has been left unable to provide meaningful comments on the proposed amendment due to the Town’s failure to produce records that should be publicly

² townofmoreau.org/local_laws.asp (last visited August 25, 2026).

³ <https://ecode360.com/39443366> (last visited August 25, 2026).

accessible under FOIL. On May 14, 2026, over three (3) months ago, Schermerhorn requested copies of water and sewer bills for Sewer District 1 for fiscal years 2015 through 2026 and any other records reflecting capital charges, total billings, total number of gallons of water used, and late fees if applicable. The documents were requested to determine how parcels in Sewer District 1 were being charged, including the methodology and rate, and to determine how the purported fund balance approved for Sewer District 1 was calculated.

To date, the Town has not provided *any* response to this FOIL request (and others related to the Town's practice of determining sewer charges and related fund balances). The Town's failure to respond constitutes a constructive denial of access to records in violation of Article 7 of the New York State Public Officer's Law (the "Freedom of Information Law" or "FOIL"). Schermerhorn appealed to the Town's denial of access, and the Town again refused to respond with the time required by the statute. This willful violation of the law is compounded by the Town's decision to schedule a public hearing on a Sewer Use Law amendment at the same time it is wrongfully withholding documents that would allow Schermerhorn a meaningful opportunity to comment on the Proposed Local Law. This pattern constitutes a knowing and willful violation of Schermerhorn's rights to access record, to meaningfully observe the Town Board's deliberations and to participate in the local law adoption process. Schermerhorn is currently reviewing this matter and is prepared to pursue all available legal remedies to redress its rights.

3. The Town's Failure to Redress Existing and Past Violations of the Sewer Use Law

Town Board Resolution 159-2025, adopted on April 8, 2025, and attached here as **Tab 2**, required that properties in Sewer District 1 - Moreau Industrial Park – be charged an Equivalent Dwelling Unit ("EDU") rate of \$270 per EDU. This rate accords with the rate schedule that is currently posted on the Town Website under "Water Department". Pursuant to a report prepared by LaBerge in October 2023, Hexion was assigned 91 EDUs. A map with parcel ID's and acreage (including other vacant parcels in Sewer District 1) is also posted to the Town website under legal notices. In total, the Town's own records indicate a total of approximately 127.5 EDUs in Sewer District 1. At a rate of \$270 per EDU, that would have resulted in a total charge of \$34,447.68 for Sewer District 1. Regardless, documents the Town *has* elected to produce under FOIL disclose the Town has, since November 2024, been billing Sewer District 1 based on flow measured by a sewer effluent meter. Using this methodology, Sewer District 1 was only charged \$16,238.88 – thereby demonstrating the users in Sewer District 1 have been significantly underbilled.

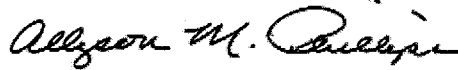
This problem persists in 2026. For the first three months of 2026, Sewer District 1 has been billed based on metered effluent flow totaling \$3,442.32. If the Town was charging Sewer District 1 as required by the Sewer Use Law, at the rate of \$270 per EDU, the resulting charge would have been \$2,870.64 per month or \$8,611.92 for the same time-period. While this has repeatedly been brought to the Town's attention, no action has been taken to remedy its practice of chronically underbilling Sewer District 1 and the resulting impact that has had on the allocation of sewer fund balances (which the Town has artificially allocated based on *billings* that do not accord with the Sewer Use Law).

Instead, the Town Board now proposes a Sewer Use Amendment that may have the effect of codifying a lower, subsidized, sewer charge for Sewer District 1. This is perplexing considering the preamble to the Proposed Local Law acknowledges industrial sewage discharges require greater monitoring and reporting, and thereby, greater costs to operate and maintain. It is impossible to know how the Town intends to account for these costs in a new sewer charge or rate for Sewer District 1 as the Town has repeatedly failed to prepare and publish a budget for this sewer district, or any of the Town's distinct and independent sewer service areas. Regardless, its act of amending the Sewer Use Law to adopt a methodology that has, when applied illegally, resulted in a reduced sewer charge for industrial users is per se arbitrary and capricious when the pre-amble to the law acknowledges these users generate unique costs that are not attributable to domestic users.

Based on the foregoing, we respectfully request that the Town Board consider these comments before taking action to amend the Sewer Use Law. A thoughtful and comprehensive plan that not only lays groundwork for reasonable and rational sewer use charges in the future, must be accompanied by an equally comprehensive plan to redress past violations that have resulted in inequitable and illegal billings and cost allocations that favor some users and punish others. We look forward to working with the Town Board through that process.

We request that a copy of this letter be included in the official record of proceedings on the Proposed Local Law.

Very Truly Yours,



Allyson M. Phillips

Cc: Richard Schermerhorn, Schermerhorn Residential Holdings
Erin Tromley, Town of Moreau Town Clerk
Glen Bruening, Esq, Town Attorney

TAB 1

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

☐ County ☐ City ☒ Town ☐ Village
(Select one.)

of Moreau

Local Law No. 4 of the year 2025

A local law AMENDING CHAPTER 115 OF THE MOREAU TOWN CODE RELATING TO SEWER
(Insert Title)
REGULATIONS

FILED
STATE RECORDS

MAR 28 2025

Be it enacted by the Town Board
(Name of Legislative Body)

DEPARTMENT OF STATE of the

☐ County ☐ City ☒ Town ☐ Village
(Select one.)

of Moreau

as follows:

Section 1. Authority.

This Local Law amending portions of Chapter 115 of the Code of the Town of Moreau relating to sewer regulations is adopted pursuant to Section 10 of the New York State Municipal Home Rule Law and General Municipal Law Article 14-F.

Section 2. Town Code Section 115-8 (A) is amended by repealing the definition of SEWER RATES AND CHARGES.

Section 3. Town Code Section 115-63 is repealed and a new Section 115-63 is enacted to read as follows:

§ 115-63. Penalties for offenses.

A. Any person who fails to comply with any provision of Articles III through VIII of this Chapter shall be guilty of a violation, and each day of such violation shall be deemed a separate and distinct violation, and every conviction of such violation shall be punished by a fine not exceeding \$250 or by imprisonment for a term not exceeding 15 days, or both. The Town Board may designate one or more Town officials or employees to commence appropriate judicial proceedings.

B. In addition to the penalties set forth in paragraph A, any person who fails to comply with any provision of Articles III through VIII of this Chapter shall be subject to a civil penalty not exceeding \$500 per day that such non-compliance continues. Such civil penalty, plus the cost to the Town to enforce compliance with this Chapter, plus the

Dept. of State Local Law Index # 4 of the year 2025

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 4 of 2025 of the (County)(City)(Town)(Village) of Moreau was duly passed by the Town of Moreau Town Board on March 25 2025, in accordance with the applicable provisions of law.
(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (Name of Legislative Body)
(repassed after disapproval) by the _____ and was deemed duly adopted (Elective Chief Executive Officer*)
on _____ 20____, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (Name of Legislative Body)
(repassed after disapproval) by the _____ on _____ 20____. (Elective Chief Executive Officer*)

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (Name of Legislative Body)
(repassed after disapproval) by the _____ on _____ 20____. Such local (Elective Chief Executive Officer*)
law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

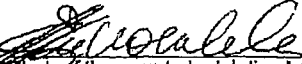
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph _____ above.


Clerk of the county legislative body, City, Town or Village Clerk or
officer designated by local legislative body

Date: March 27, 2025

(Seal)

cost to the Town to repair or replace any damage to the sewer system caused by such non-compliance, shall be recovered in a civil action brought in the name of the Town in a court of competent jurisdiction, including as a small claim in justice court, as authorized by the Town Board.

Section 4. Town Code Section 115-70 is repealed and a new Section 115-70 is enacted to read as follows:

§ 115-70. Sewer charges.

A. The Town Board shall by resolution set the charges to be paid by the owner or owners of all properties within each sewer district or extension which shall include:

(1) a charge relating to the total cost of operation and maintenance of the sewer system serving the sewer district or extension, as set forth in the adopted budget for said district or extension and allocated on an equitable basis in just proportion to the benefit conferred on the property by the sewer system,

(2) a charge for the payment of the interest on and amortization of, or payment of, indebtedness which has been or shall be incurred for the construction of the sewer system serving the sewer district or extension (other than indebtedness, and the interest thereon, which is to be paid in the first instance from assessments upon benefited real property), as set forth in the adopted budget for said district or extension and allocated on an equitable basis in just proportion to the benefit conferred on the property by the sewer system, and

(3) any additional charges including but not limited to those applicable to future or proposed connections to the sewer system, tapplings, permits, inspections, new capacity allocations, pre-treatment, late payments, and penalties.

B. A Town Board resolution setting sewer charges for the upcoming calendar year shall be adopted only after a public hearing. Notice of the public hearing shall be published in a newspaper of general circulation within the Town, and posted on the Town's website, at least five days prior to the public hearing which shall be held at the first Town Board meeting that is held in the month of October provided that a proposed budget for the sewer district or extension has been prepared and made available for public review. The Town Board resolution setting the charges for the upcoming calendar year shall be adopted at the second meeting of the Town Board held in the month of October, and such charges shall remain in effect until amended by a subsequent resolution.

C. Charges relating to operation and maintenance costs and charges relating to capital costs shall be set using a schedule of equivalent dwelling units (EDU) based on the benefit conferred on the property by the sewer system. Generally, the greater the use of the system by a particular property the higher number of EDUs it will be assigned. The Town Board resolution approving the sewer charges shall also approve the EDU schedule, and the EDU schedule shall be posted on the Town's website.

D. The charge relating to capital costs shall be paid by owners of all properties located within the district or extension regardless of whether the property is connected to the sewer system.

E. Properties located outside the sewer district or extension that are connected to the sewer system shall pay the same costs as properties located within the district or extension.

Section 5. Town Code Section 115-71 is repealed and a new Section 115-71 is enacted to read as follows:

§ 115-71. Billing.

A. Sewer charges shall begin to accrue as of January 1 each year for use in that year and shall be billed as early in the year as practicable as determined by the Town Board.

B. Property owners shall be billed annually but the Town Board may authorize monthly or semi-annual payments for properties assigned 20 or more EDUs. Charges shall be paid within 30 days of the billing, and late payments shall be subject to a late payment fee of ten percent per month after the initial 30-day payment period. Any payment accepted for an amount less than the amount due as stated on the bill shall be subject to the late payment fee on the original amount stated on the bill. Failure to receive a bill shall not relieve the property owner of the obligation to pay the sewer charges.

C. The charges shall constitute a lien upon the real property served by the sewer system, and such lien shall be prior and superior to every other lien or claim except the lien of an existing tax, assessment or other lawful charge imposed by or for the State or a political subdivision or district.

D. Delinquent sewer charges may be collected through municipal property assessments imposed pursuant to Section 452 of the General Municipal Law.

Section 6. Town Code Section 115-75 is repealed and a new Section 115-75 is enacted to read as follows:

§ 115-75. Agreements for service outside of the sewer district or extension.

Properties located outside the sewer district or an extension may be allowed to connect to the sewer system if the owner of the property first enters into a written agreement approved by the Town Board that commits the owner and successors to comply with this Chapter and commits the property to be included in a future sewer extension.

Section 7. Severability.

The invalidity or unenforceability of any provision of this Local Law by a valid judgement of any court of competent jurisdiction shall not affect the validity or enforceability of any other provision.

Section 8. Effective Date.

This Local Law shall take effect upon filing in the office of the New York State Secretary of State.

TAB 2

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on April 8, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

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

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

ALSO PRESENT: Erin Trombley Town Clerk
Glen Bruening Town Counsel
Chris Abrams Highway Superintendent
Elizabeth Bennett Confidential Secretary
Jeremy Brogan Recreation Director
Kristian Mechanick Water Superintendent

OTHERS PRESENT: Michelle DelSignore, Jeremy Archart, Bill Ramsey, Greg Hewlett (The Pines), Charlene Hewlett, Dave Rogge (Lampighter Acres), Richie Wiltshire, Kevin Ostrander, Maureen Dennis (Schermernhorn Real Estate Holdings), Alex Portal (Post-Star)

FUTURE MEETINGS

No future meetings were set.

PUBLIC COMMENT PERIOD

No comments were made.

APPROVAL OF MINUTES

Since Councilmembers Killian and Noonan were not present for the March 14, 2025 meeting and Councilmember Donohue was absent at this meeting, a vote to accept the March 14 minutes was tabled.

OLD BUSINESS

Supervisor Fish asked the Town Clerk to read a resolution.

"Be it resolved that the Town Board closes the public hearing on Sewer Rates."

Resolution 159-2025 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	Absent
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

Discussion: The Supervisor said the Board had worked with the Town engineers to make some changes to the proposed EDU schedule, and asked if the Board wanted to discuss anything about the format of the EDUs. Councilmember Stewart said the updated document addressed some of the businesses previous discussed, and included language that would allow the Board to make additions if business types not included in the document join the district. Car washes and schools are different in that use would be calculated because developing an

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on April 8, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

accurate EDU would be too complicated, he said. Councilmember Killian agreed that use going through a meter made sense versus square footage calculations. Supervisor Fish added that in the case of a warehouse with no water or sewer, the rate would be calculated by square footage, and if water is added, the facility can be re-evaluated.

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

"WHEREAS Town Law Section 198 (1) (h) and (j) authorize the Town Board to establish charges, fees or rates to be paid for connections and related services required to access the Town Sewer System; and

WHEREAS Town Law Section 198 (1) (l) authorizes the Town Board to establish sewer use charges consistent with Article 14-f of the General Municipal Law to raise revenue to pay the expenses of the Town Sewer System; and

WHEREAS Moreau Town Code Section 115-70 requires the Town Board by Resolution to periodically establish sewer charges relating to (1) operation and maintenance costs, (2) capital costs, and (3) any additional charges including but not limited to those applicable to connections, tapings, permits, inspections, capacity, pre-treatment, late payments, and penalties; and

WHEREAS the sewer charges relating to operation and maintenance costs and capital costs are to be set using a schedule of equivalent dwelling units (EDU) based on the benefit conferred on the property by the Sewer System; and

WHEREAS the estimated operation and maintenance cost attributable to Sewer District 1 and Extensions 1 through 4 is \$138,000 in the current year without reserves, and the estimated capital cost attributable to Sewer District 1 Extensions 1 through 4 is \$0 (zero) in the current year; and

WHEREAS the estimated operation and maintenance cost attributable to Sewer District 1 Extension 5 is \$158,000 in the current year without reserves, and the estimated capital cost attributable to Sewer District 1 Extension 5 is \$278,000 in the current year; and

WHEREAS the Town Board commenced a Public Hearing on February 25, 2025, continued the hearing on March 11, March 25 and April 8, 2025 and, after hearing all interested persons, closed the public hearing this date; and

WHEREAS the adoption of this Resolution is a Type II action under the State Environmental Quality Review Act for which no further review is required.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The Town Board hereby adopts the schedule for assigning equivalent dwelling units (EDU) as set forth in the Equivalent Dwelling Unit Schedule attached to this Resolution.
2. The Town Board hereby establishes a sewer use charge of \$270 per EDU for all users of Sewer District 1 and Extensions 1 through 4. Any surplus remaining at the end of the year shall remain in a separate fund for use by Sewer District 1 and Extensions 1 through 4.
3. The Town Board hereby establishes a sewer use charge of \$650 per EDU for all users of Sewer District 1 Extension 5. Any surplus remaining at the end of the year shall remain in a separate fund for use by Sewer District 1 Extension 5.
4. The Town Board hereby establishes a schedule of all sewer charges, including any charges for

TOWN OF MOREAU
SCHEDULE OF SEWER CHARGES
ADOPTED 4/8/2025

SEWER RATE

DISTRICT 1 AND EXTENSIONS 1, 2, 3, AND 4 OPERATION & MAINTENANCE	\$270 PER EDU
DISTRICT 1, EXTENSION 5 DEBT SERVICE OPERATION & MAINTENANCE **CALCULATED PER RATE RESOLUTION	\$750 PER EDU

SERVICE LINES AND CONNECTIONS

PERMIT APPLICATION	\$50.00
INSPECTION OF APPROVED CONTRACTOR TAP	\$50.00
MISCELLANEOUS INSPECTION (15-MINUTE MINIMUM INTERVALS)	\$200 PER HOUR
NEW SEWER LINE INSPECTION (PER FOOT)	\$1.00

ACCOUNT TRANSFER FEE	\$50.00
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DISCHARGE RESTRICTIONS

LANDOWNER SHALL BE RESPONSIBLE FOR ANY REPAIR COSTS ASSOCIATED WITH PROHIBITED DISCHARGE AS DETERMINED BY THE TOWN WATER & SEWER OPERATOR.

SEWER SERVICE CAPACITY FEE	\$3,000.00
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MAINTENANCE AND REPAIR OF DISTRICT OWNED GRINDER PUMPS AND SERVICE LINES

IF, IN THE OPINION OF THE WATER & SEWER OPERATOR, GRINDER PUMP OR SEWER SERVICE LINE REPAIRS ARE REQUIRED AS A RESULT OF A FAILURE TO COMPLY WITH APPLICABLE REGULATIONS, ALL INSPECTION AND REPAIR COSTS SHALL BE THE RESPONSIBILITY OF THE LANDOWNER.

INDIVIDUAL LANDOWNERS ARE RESPONSIBLE FOR ALL MAINTANCE AND REPAIR OF PRIVATELY OWNED/INSTALLED GRINDER PUMPS, SERVICE LINES, AND/OR TOWN INSTALLED GRINDER PUMPS AND SERVICE LINES WHICH ARE RELOCATED OR ALTERED BY THE LANDOWNER, WITHOUT OBTAINING A PERMIT. A REVISED EASEMENT, IF NECESSARY, WOULD BE REQUIRED TO ACCESS THE GRINDER PUMP AND LINES.

PENALTIES

LATE PAYMENT PENALTIES	10% PER MONTH
RE-LEVY SURCHARGE (PER ACCOUNT)	\$50.00
PENALTIES FOR OFFENSES	\$250.00 PER DAY PER OFFENSE

A month-end audit meeting was held by the Town of Moreau Town Board at 1:00 p.m. on August 27, 2026, 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 1:00 p.m. with an attendance roll call and the Pledge of Allegiance.

PRESENT:	John Donohue	Councilmember
	Mark Stewart	Councilmember
	Jesse A. Fish, Jr.	Supervisor
ALSO PRESENT:	Erin Trombley	Town Clerk
	Elizabeth Bennett	Confidential Secretary
ABSENT:	Laura Garrant	Councilmember
	Patrick Killian	Councilmember

OTHERS PRESENT: none

BILL PREPAYMENT

Supervisor Fish said the vouchers had been signed, there were no transfers or items for discussion.

The Supervisor said his office had asked to prepay Waste Management like a utility because there had been issues with month-end payments resulting in the trash at the Recreation Park not being collected. The Town Clerk was asked to read the following resolution:

“BE IT RESOLVED, that the Town Board authorizes the Supervisor’s Office to prepay Waste Management invoices as a utility, according to the resolution in the 2026 Town’s Organizational Meeting Minutes.”

Resolution 292-2026 A motion was made by Councilmember Donohue, seconded by Councilmember Stewart to adopt the resolution as read.

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

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

The motion carried 3:0.

WARRANT APPROVAL

Resolution 293-2026 A motion was made by Councilmember Donohue, seconded by Councilmember Stewart to approve the warrant as audited.

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

Councilmember Donohue	Aye
Councilmember Garrant	Aye
Councilmember Killian	Absent

A month-end audit meeting was held by the Town of Moreau Town Board at 1:00 p.m. on August 27, 2026, at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

Councilmember Stewart	Absent
Supervisor Fish	Aye

The motion carried 3:0.

ADJOURNMENT

Resolution 294-2026 A motion was made by Councilmember Donohue, seconded by Councilmember Garrant to adjourn the meeting.

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

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

The motion carried 3:0. The meeting was adjourned at 1:04 PM.

Respectfully submitted,
Erin Trombley
Erin Trombley
Town Clerk

TOWN OF MOREAU
LOCAL LAW NO. 4 OF 2026
A LOCAL LAW AMENDING SECTION 115-70 OF THE MOREAU TOWN CODE
RELATING TO SEWER CHARGES IN SEWER DISTRICT NO. 1

Be it Enacted by the Moreau Town Board as Follows:

Section 1. Authority.

This Local Law amending Section 115-70 of the Moreau Town Code relating to sewer charges applicable to Sewer District No. 1 is adopted pursuant to Section 10 of the New York State Municipal Home Rule Law and General Municipal Law Article 14-F.

Section 2. Purpose.

Sewer District No. 1 was established and continues to serve the Town Industrial Park exclusively. Generally, industrial sewage discharges are characteristically different than discharges of domestic sewage, requiring greater monitoring and reporting. The Town Board has determined that the volume of each industrial discharge should be metered, and that such metered flow is a more accurate reflection of the benefit conferred on the property by the sewer system. However, it is unreasonable to require all domestic and commercial sewage flows to be metered. Accordingly, the Town Board has concluded that, for Sewer District No. 1 only, sewer charges should be based on the actual flow of sewage discharged to the sewer system. For this purpose, the Town Board intends to designate the existing Subdivision C of Section 115-70 of the Moreau Town Code as Paragraph 2 of Subdivision C of Section 115-70, and to add a new Paragraph 1 of Subdivision C of Section 115-70 to require all sewer discharges to Sewer District No. 1 to be metered, and for sewer charges for those discharges to be based on the metered flow. Water use or consumption data shall not be used to estimate sewer discharge flows in Sewer District No. 1.

Section 3. Subdivision C of Section 115-70 of the Moreau Town Code is repealed and a new Subdivision C is added to read as follows:

C. Charges are to be based on the benefit conferred on the property served by the sewer system.

(1) In Sewer District No. 1 only, charges relating to operation and maintenance costs and charges relating to capital costs shall be set based on actual volume discharged to the sewer system as measured by a flow meter approved by the Town. Owners of all properties within Sewer District No. 1 connected to the sewer system are responsible for installing and maintaining the flow meter, and discharges without a flow meter are prohibited.

(2) In all other sewer districts and extensions, charges relating to operation and maintenance costs and charges relating to capital costs shall be set using a schedule of equivalent dwelling units (EDU) based on the benefit conferred on the property by the sewer system. Generally, the greater the use of the system by a particular property the higher number of EDUs it will be assigned. The Town Board resolution approving the sewer charges shall also approve the EDU schedule, and the EDU schedule shall be posted on the Town's website.

Section 4. Effective Date.

This Local Law shall take effect upon filing in the office of the New York State Secretary of State.

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐
12. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool?	☒	☐
13. Will the proposed action cause or increase a pollution burden within a disadvantaged community?	☒	☐

Short Environmental Assessment Form Part 3 ***Determination of Significance***

For every question in Part 2 that was answered "moderate to large impact may occur," or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The proposed action will not result in a significant environmental impact because it only revises the methodology for calculating sewer charges for use of the Town sewer system within Sewer District No. 1 serving the Moreau Industrial Park. The Town Code requires the Town to assess sewer charges based on a system of equivalent dwelling units (EDUs). The proposed action will require the Town to assess sewer charges in Sewer District No. 1 based on the actual flow of liquid waste being discharged into the sewer system. This change in methodology will not affect the quality or quantity of the discharges.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Moreau Town Board

August 25, 2026

Name of Lead Agency

Date

Jesse Fish

Town Supervisor

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

**MOREAU TOWN BOARD
RESOLUTION ADOPTING LOCAL LAW NO. 4 OF 2026
AMENDING SECTION 115-70 OF THE MOREAU TOWN CODE
RELATING TO SEWER CHARGES IN SEWER DISTRICT NO. 1**

WHEREAS, the Moreau Town Board has considered the adoption of Local Law No. 4 of 2026 entitled, "A Local Law Amending Section 115-70 of the Moreau Town Code Relating to Sewer Regulations" pursuant to Municipal Home Rule Law Section 10, Town Law Section 198, and General Municipal Law Article 14-F; and

WHEREAS, the Town Board duly commenced a Public Hearing on the proposed Local Law on August 25, 2026 and, after hearing all interested persons, closed the Public Hearing this date; and

WHEREAS, the proposed Local Law is an unlisted action for purposes of review under the State Environmental Quality Review Act in which the Town Board determined that the proposed Local Law will not result in any significant adverse impacts to the environment; and

WHEREAS, the Town Board has determined that this Local Law would best enhance and protect the health, safety and welfare of the citizens of the Town of Moreau; and

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The Town Board hereby adopts Local Law No. 4 of 2026 in the form attached to this Resolution.
2. The Town Board hereby authorizes and directs the Town Clerk to file the Local Law with the New York Secretary of State in accordance with the provisions of the Municipal Home Rule Law and acknowledges that the Local Law will take effect immediately upon filing by the Secretary of State.
3. This Resolution shall take effect immediately.

ALAN R. RHODES
J. LAWRENCE PALTROWITZ
MALCOLM B. O'HARA
PATRICIA E. WATKINS
MARK E. CERASANO
BRUCE O. LIPINSKI
JONATHAN C. LAPPER
JAMES R. BURKETT
STEFANIE DiLALLO BITTER
KARLA WILLIAMS BUETTNER
JOHN D. WRIGHT
MATTHEW J. MCAULIFFE

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ROBERT S. McMILLEN
Retired
RICHARD J. BARTLETT
1926-2015
PAUL E. PONTIFF
1930-2021
ROBERT S. STEWART
1932-2001
PHILIP C. MCINTIRE
1943-2025

SERVICE BY E-MAIL, FAX OR OTHER FORMS OF ELECTRONIC COMMUNICATION
NOT ACCEPTED

September 2, 2026

Via E-Mail

Town of Moreau
Office of Supervisor Jesse A. Fish, Jr.
351 Reynolds Road
Moreau, New York 12828
ssec@townofmoreau.org, Elizabeth Bennett <supsec@townofmoreaunyny.gov>

Re: Garden World Associates, LLC Request for Zone Change

Supervisor Fish and Town Board Members:

On behalf of the property owner, Garden World Associates, LLC, I am hereby providing support for the request to rezone a portion of tax parcels 76.-3-38 and 76.-3-83.2 and all of tax parcel 76.-3-34.13 from R-3 to C-1. This zoning district change is in conformance with the Town Comprehensive Plan to "encourage business development along the NYS Route 9 corridor and the interchange with I-87", and in conformance with the preliminary recommendation of the Route 9 Corridor Enhancement Study to rezone these parcels to C-1.

Thank you for considering this request.

Sincerely,

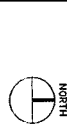
Jon Lapper

Jonathan C. Lapper, Esq.
Direct #: (518) 832-6434
Direct Fax #: (518) 824-1034
Direct E-Mail: jcl@bpsrlaw.com

JCL:sjb

cc: Joshua Westfall <bpd@townofmoreaunyny.gov>
<fred@gardentimeinc.com>
Matt Huntington <mhuntington@studioadpc.com>

LEGEND	PROPERTY LINE
	PROPERTY LINE SETBACK
	EXISTING TREE TO REMAIN
	EXISTING MINOR CONTOURS
	EXISTING MAJOR CONTOURS
	EXISTING R-3 TO BE CONVERTED TO C-1



GRAPHIC SCALE
0 50 100
1 INCH = 100 FEET
ON 24" X 36" SHEET

NOTES: 1. THE PROPERTY LINES SHOWN ON THIS PLAN WERE OBTAINED FROM THE SARATOGA COUNTY RECORDS. 2. THE EXISTING MAJOR CONTOURS WERE OBTAINED FROM THE SARATOGA COUNTY RECORDS. 3. THE EXISTING MINOR CONTOURS WERE OBTAINED FROM THE SARATOGA COUNTY RECORDS. 4. THE PROPOSED R-3 TO BE CONVERTED TO C-1 IS SHOWN ON THIS PLAN.

REVISIONS
DATE DESCRIPTION

DATE	DESCRIPTION

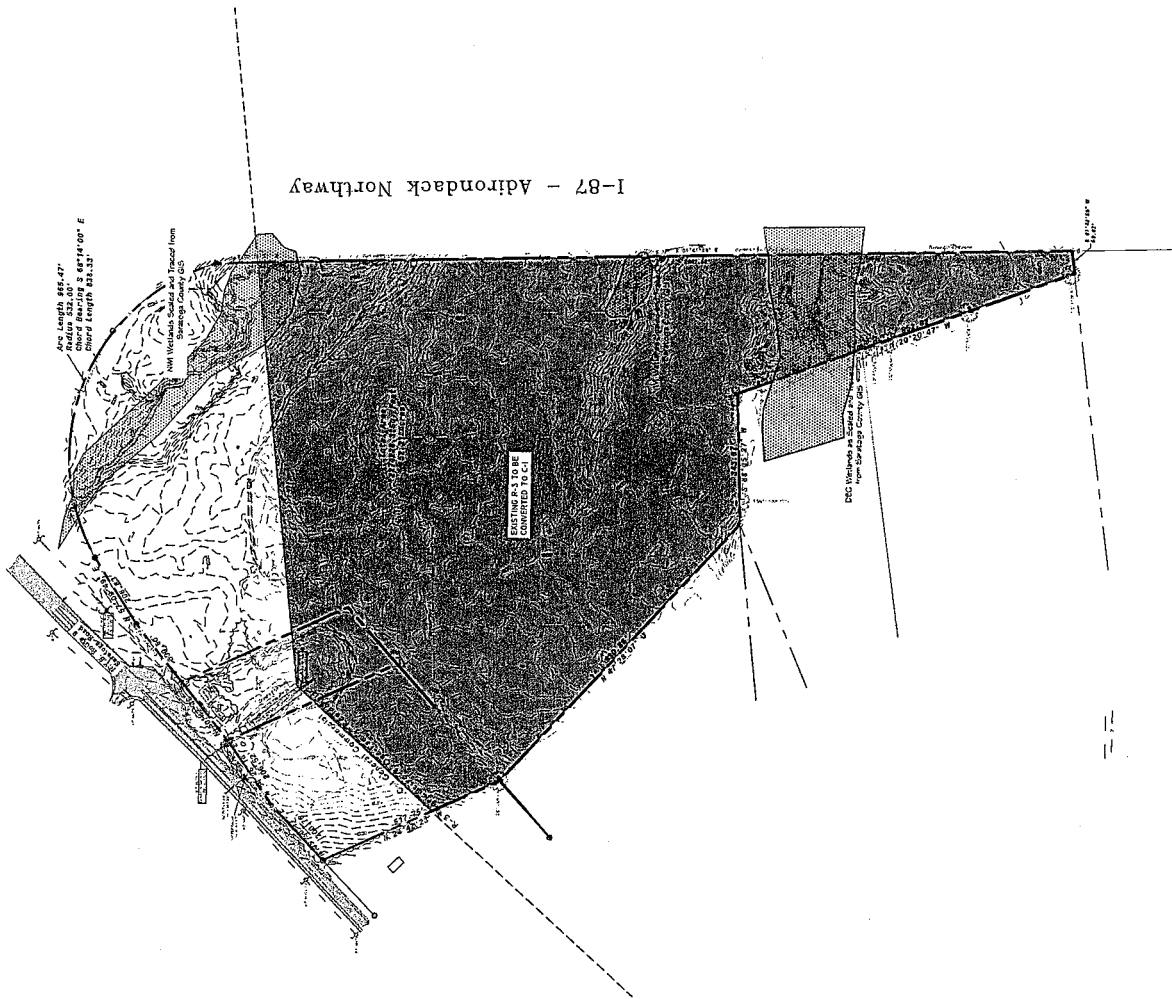
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE ENGINEERING AND ARCHITECTURE LAW, THE NEW YORK STATE LAND USE LAW, AND THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW. 2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 3. THE CLIENT SHALL BE RESPONSIBLE FOR PAYING ALL FEES AND COSTS ASSOCIATED WITH THE PROJECT. 4. THE CLIENT SHALL BE RESPONSIBLE FOR MAINTAINING THE PROJECT ON SCHEDULE. 5. THE CLIENT SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES OF ANY CHANGES TO THE PROJECT. 6. THE CLIENT SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES OF ANY DELAYS TO THE PROJECT. 7. THE CLIENT SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES OF ANY CANCELLATION OF THE PROJECT. 8. THE CLIENT SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES OF ANY RESCINDMENT OF THE PROJECT. 9. THE CLIENT SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES OF ANY REVOCATION OF THE PROJECT. 10. THE CLIENT SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES OF ANY ANNULLMENT OF THE PROJECT. 11. THE CLIENT SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES OF ANY TERMINATION OF THE PROJECT. 12. THE CLIENT SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES OF ANY EXPIRATION OF THE PROJECT. 13. THE CLIENT SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES OF ANY CESSATION OF THE PROJECT. 14. THE CLIENT SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES OF ANY SUSPENSION OF THE PROJECT. 15. THE CLIENT SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES OF ANY RESUMPTION OF THE PROJECT. 16. THE CLIENT SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES OF ANY REINSTATEMENT OF THE PROJECT. 17. THE CLIENT SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES OF ANY REPEAL OF THE PROJECT. 18. THE CLIENT SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES OF ANY REPEAL OF THE PROJECT. 19. THE CLIENT SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES OF ANY REPEAL OF THE PROJECT. 20. THE CLIENT SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES OF ANY REPEAL OF THE PROJECT.

DRAWINGS
NOT FOR
CONSTRUCTION

PREPARED FOR
GARDEN WORLD
ASSOCIATES, LLC
PROJECT
SITE PLAN

ZONE CHANGE PLAN

PROJECT NO.	2407L
DRAWING NO.	C-6.10
DATE	06/1/2026
DWG. OF	1



I-87 - Adirondack Northway

Arc Length 885.47'
Chord Bearing S 68°14'00" E
Chord Length 831.32'

Wetlands Shaded and Traced from
Saratoga County GIS

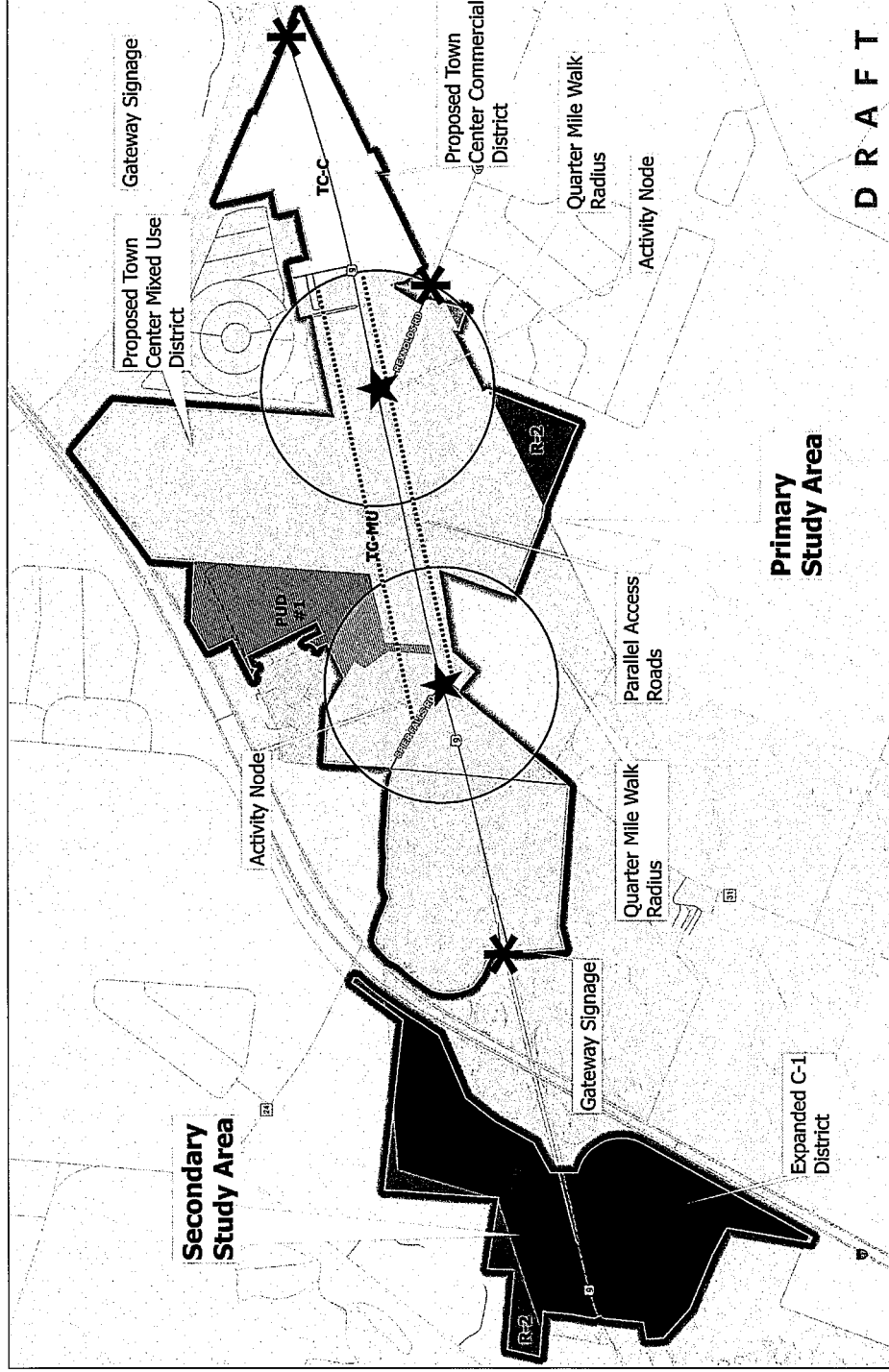
EXISTING R-3 TO BE
CONVERTED TO C-1

DTC Wetlands as Shaded in
Orange on Saratoga County GIS

Attachment D: Status Report on the 2008 Comprehensive Plan

Category	Recommendation
General Land Use	1) Adopt the new Comprehensive Land Use Plan. 2) Approve Zoning Transition Ordinances to revise the Zoning Law and Subdivision Regulations. 3) Revise the Zoning Law and Subdivision Regulations according to the recommendations in the new Comprehensive Land Use Plan. Include the following zoning district changes and address revisions as follows: a. As a method to protect farmlands, develop and adopt an agriculture protection district. b. Develop conservation subdivision regulations which require preservation of open space through land set aside. c. Expand the use of public utility easements to include the use of easements for other purposes.
Housing	1) Amend the Zoning Law to allow for "in-law" dwellings or apartments in which are regulated and monitored by the Town Code Enforcement Officer. 2) Develop and adopt a housing affordability strategy that pursues meaningful subsidies and provides worthwhile incentives for availability of housing across a range of housing types (single family detached, townhouses, rental units, etc.) to all income segments of the Town's population.
Natural Resources Protection	1) Create a uniform set of standards in the Zoning Law that will address the protection of open spaces and natural resources. 2) Reserve areas with agriculturally valuable soils for agricultural uses to the greatest extent possible during the plan review. 3) Develop site planning standards that consider the impact of development on important public open spaces. 4) Adopt a groundwater protection law under the guidance of the Saratoga County Soil and Water Conservation District. 5) Create a uniform set of standards in the Zoning Law that will address the protection of open space and natural resources. 6) Reserve areas with agriculturally valuable soils for agricultural uses to the greatest extent possible during site plan review. 7) Develop site planning standards that consider the impact of development on important public open spaces. 8) Adopt a groundwater protection law under the guidance of the Saratoga County Soil and Water Conservation District. 9) Adopt a set of conservation design guidelines that protect the integrity of the natural landscape and direct development in the most appropriate locations on individual sites. 10) Identify areas and work with local and government organizations and nonprofits (Open Space Project, DEC, NYS Natural Heritage Foundation) to develop appropriate open space protection measures.

Draft Corridor Vision Concept





September 3, 2026

Joshua Westfall
Town of Moreau
351 Reynolds Road
Fort Edward, New York, 12828
Via email: bpd@townofmoreau.org

**RE: Contract Modification for Professional Services
Selfridge Road Culvert Replacement
Town of Moreau, Saratoga County, New York
LaBella Project No. 2254414**

Dear Mr. Westfall

LaBella Associates, D.P.C. (LaBella) is pleased to provide this Contract Modification No. 2 for additional professional engineering and environmental services associated with the Selfridge Road Culvert Replacement project. The originally authorized scope focused primarily on replacement of the existing culvert beneath Selfridge Road. Based on subsequent design development and coordination with the New York State Department of Environmental Conservation (NYSDEC), the project has expanded to include realignment and restoration of a portion of the existing stream, associated wetland improvements, and the supporting analyses and permit documentation required for the expanded work.

This contract modification describes revisions to previously authorized tasks, proposed additional services, and the corresponding adjustments to the project fee and schedule.

Project Understanding

The existing stream approaches Selfridge Road generally parallel to the roadway for approximately 100 feet before turning sharply and passing through the existing culvert. The existing configuration creates steep streambanks immediately adjacent to the road shoulder and limits the feasibility of replacing the culvert in its current location while maintaining stable roadway and streambank conditions.



Based on conversations with NYSDEC and The Town, the project will include replacement of the existing culvert and realignment of approximately 200 linear feet of stream channel; as well as associated streambank stabilization, wetland creation, and restoration of disturbed areas.

LaBella met with NYSDEC to discuss potential design and permitting approaches. NYSDEC provided preliminary feedback regarding a concept incorporating stream realignment, wetland improvements, and an appropriately sized stream crossing. This preliminary coordination did not constitute permit approval or confirmation that the project qualifies for coverage under a specific permit.

Modifications to Previously Approved Tasks

As the project design and preliminary coordination with NYSDEC have progressed, the need for additional design documentation, hydraulic analysis, construction details, and regulatory coordination were identified in connection with the expanded stream work. LaBella therefore proposes to revise previously authorized Tasks 2.5, 3.1, and 3.2 as described below.

Task 2.5 – Regulatory Permitting Services:

Scope

LaBella will prepare and submit the permit applications required for the culvert replacement and stream realignment. Anticipated authorizations include, as applicable, NYSDEC Article 15 and Article 24 permits, coverage under NYSDEC Stream Activities General Permit GP-o-26-003, NYSDEC Section 401 Water Quality Certification, U.S. Army Corps of Engineers Section 404 authorization, and a Town of Moreau Floodplain Development Permit.

Services will include agency coordination, preparation of application forms and supporting plans, and responses to up to two rounds of agency comments. Permit eligibility and approval will be determined by the applicable regulatory agencies. Permit fees and specialized studies or mitigation required by the agencies will be the responsibility of the owner, and are not included in this scope.

Deliverables

- Applicable local, state, and federal permit application packages;



- Responses to agency comments and revised application materials; and
- Copies of permits and authorizations issued by the reviewing agencies.

Task 3.1 – 90% Plan Development and Submission:

Scope

LaBella will advance the selected culvert replacement and stream realignment alternative to the 90% design level. The plans will include the proposed culvert and stream improvements, roadway restoration, stream and wetland restoration, temporary stream diversion and dewatering, erosion and sediment controls, construction access and sequencing, maintenance and protection of traffic, utility coordination, and applicable permit requirements.

LaBella will prepare draft technical specifications and an updated opinion of probable construction cost. The 90% submission will be provided to the Town for review and will include one review meeting to discuss consolidated comments.

Deliverables

- 90% design plans;
- Draft technical specifications; and
- Updated opinion of probable construction cost.

Task 3.2 – 100% Plan Development and Submission:

Scope

LaBella will revise the plans and technical specifications to address one consolidated round of comments from the Town and applicable regulatory agencies. The final documents will incorporate applicable permit conditions and undergo an internal quality-control review.

LaBella will prepare final, bid-ready plans and technical specifications. The plans will be signed and sealed by a professional engineer licensed in the State of New York. Front-end bidding and contractual documents are included separately under Task 4.1. Material changes to the approved project concept or additional rounds of comments will be considered additional services.



Deliverables

- Final signed and sealed design plans;
- Final technical specifications;
- Final opinion of probable construction cost; and
- Electronic design files in LaBella's standard format, if requested by the Town.



Proposed New Tasks

Further development of the project and preliminary coordination with NYSDEC identified the need for additional hydrologic and hydraulic analysis to support the proposed stream realignment and culvert replacement. The expanded analysis is necessary to evaluate existing and proposed stream conditions, culvert capacity, water-surface elevations, velocities, scour potential, floodplain impacts, and effects on upstream and downstream properties. The results will be documented in a formal Hydrologic and Hydraulic Analysis Report suitable for supporting the applicable regulatory permit applications. The modeling work and preparation of the report will be performed under new Task 1.4, please refer to the detailed scope below.

The expanded project is now anticipated to disturb greater than one acre of land, and therefore will require coverage under NYSDEC SPDES General Permit GP-0-25-001. LaBella assumes the project will be classified under Appendix B, Table 1 of the General Permit, meaning that the project will require a SWPPP that includes only erosion and sediment controls (no post-construction stormwater management). The SWPPP preparation work, as well as the associated preparation of an eNOI, will be performed under new Task 3.4, as described in more detail below.

Task 1.4 – Hydrologic and Hydraulic Analysis Report

Scope

LaBella will develop the applicable design flows and prepare existing- and proposed-condition HEC-RAS models for the stream and culvert. The analysis will evaluate culvert capacity, roadway overtopping, water-surface elevations, velocities, shear stresses, flood limits, scour potential, and potential upstream and downstream impacts. Floodway and climate-resiliency requirements will also be evaluated, as applicable.

The results will be summarized in a Hydrologic and Hydraulic Analysis Report supporting the project design and permit applications. This task includes one draft report and revisions addressing one consolidated round of comments. FEMA map-revision applications are not included and, if required, will be considered an additional service.

Deliverables

- Hydrologic and Hydraulic Analysis Report.
- Electronic HEC-RAS model files and associated supporting calculations.



Task 3.4 – SWPPP Preparation

Scope

LaBella will prepare a SWPPP addressing the proposed construction activities, existing site conditions, limits of disturbance, construction phasing, temporary stream diversion and dewatering, erosion and sediment controls, pollution prevention, and both temporary and permanent site stabilization.

LaBella will prepare the required SWPPP certifications, assist the Town with the applicable owner/operator and MS4 documentation, and submit the electronic Notice of Intent. This task includes one consolidated round of review comments. Construction-phase inspections, contractor-related SWPPP amendments, eNOT preparation, and permit closeout are not included in this scope.

Deliverables

- SWPPP;
- Submitted electronic Notice of Intent (eNOI).



Fees and Anticipated Schedule

LaBella proposes to bill each task as indicated in the following table. Invoices will be issued monthly for all services performed during that month and are payable upon receipt. All fees in the following table are Lump Sum.

Updated Fee Proposal - Contract Modification No. 2					
Task No.	Task Description	Previously Approved Fees	Proposed Fee Change	Proposed New Fees	Anticipated Completion
1.0	Data Acquisition/Analysis				
1.1	Topographic Survey	\$18,000		\$18,000	Completed
1.2	Subsurface Investigations	\$11,000		\$11,000	Completed
1.3	Hydraulic Analysis	\$4,160		\$4,160	Dec-26
1.4	Hydrologic and Hydraulic Analysis Report		\$18,000	\$18,000	Dec-26
2.0	Environmental Screening and Permitting				
2.1	Wetland Delineation Fieldwork & Report	\$8,900		\$8,900	Completed
2.2	NYSDEC Parcel JD Request	\$500		\$500	Nov-26
2.3	Habitat Survey and Memo	\$1,200		\$1,200	Nov-26
2.4	NYS Environmental Review Act (SEQRA)	\$5,000		\$5,000	Dec-26
2.5	Regulatory Permitting Services	\$7,000	\$4,000	\$11,000	Feb-27
3.0	Design Phase				
3.1	90% Plan development and Submission	\$35,400	\$15,000	\$50,400	Dec-26
3.2	100% Plan development and Submission	\$9,580	\$6,000	\$15,580	Feb-27
3.3	Stream Realignment Analysis and Design	\$32,000		\$32,000	Dec-26
3.4	SWPPP Preparation		\$9,000	\$9,000	Dec-26
4.0	Ad, Bid, and Award				
4.1	Develop Contract Documents	\$5,840		\$5,840	Mar-27
4.2	Oversee Project Advertisement	\$2,290		\$2,290	Apr-27
4.3	Oversee Electronic Distribution	\$2,500		\$2,500	Apr-27
4.4	Address any questions from bidders/ issue addendums	\$2,500		\$2,500	May-27
4.5	Bid verification and recommend award	\$2,500		\$2,500	May-27
5.0	Construction Support				
5.1	Respond to contractor questions/ develop field change sheets	\$8,350		\$8,350	Jul-27
5.2	Review shop drawings and submittals	\$6,250		\$6,250	Jul-27
	TOTALS	\$162,970	\$52,000	\$214,970	

Please feel free to contact me at 518-824-1943 if you have any questions or require clarification of the proposed scope of services. We would be glad to meet with you to further discuss our approach if you desire.



If you find this contract modification acceptable, please sign and date below. This will serve as our authorization to proceed.

Sincerely,

LaBella Associates

Paul Guillet, PE
Senior Civil Engineer

Approved by:

Town of Moreau

Jesse A. Fish Jr.
Town Supervisor

Date

Attachments:

None

CC:

Shane Graham, Labella

Chris Abrams, Highway Superintendent – Town of Moreau

Town of Moreau

1543 Route 9
Moreau, NY 12828

Christopher Abrams
Highway Superintendent

Phone: (518) 792-5675 Cell: (518) 361-2585
Email: hwysuper@townofmoreaunyny.gov



Jesse A. Fish, Jr
Town Supervisor

Patrick Killian
Deputy Supervisor

John Donohue
Mark Stewart
Laura Garrant
Councilmembers

Town Board Memo

TO: Board Members
FROM: Chris Abrams
SUBJECT: Sweet Road Horse trail
DATE: September 3rd, 2026

Chris Music is eager to get started on his horse trail on Sweet Rd. I have copied the design that he plans to use. Mr Music and myself will work together on the placement of the barrier. Please advise if we can continue.

Chris Abrams
Highway Superintendent

WEEET ROAD ACCESS BARRIER

PEDESTRIANS & HORSES YES - VEHICLES & ATVs NO

SIGN PURPOSE

allow safe passage for pedestrians & horses while preventing vehicles, ATVs, motorcycles and bicycles from accessing Sweet Rd. Barrier is set back from road with logs on both sides.

FEATURES

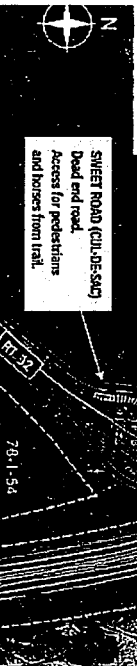
- Angled rails create a narrow opening that allows easy passage for people and horses.
- Opening width prevents vehicles and ATVs.
- Set back from road with elevated banks on both sides.
- Natural boulders at base prevent bypass by vehicles.
- Optional log barriers along road to deter motorcycles and bicycles.

3D LEVEL PLAN

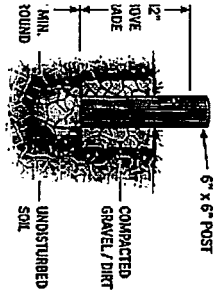
- EXISTING TRAIL (10' x 6'-6")
- PROPOSED BARRIER (includes 2' x 6" Pressure Treated Wood)
- SWEET ROAD (10' x 6'-6")
- RT. 32
- PROPERTY LINES (Approx.)

PROPOSED BARRIER Allows pedestrians and horses. Excludes vehicles, ATVs, motorcycles and bicycles.

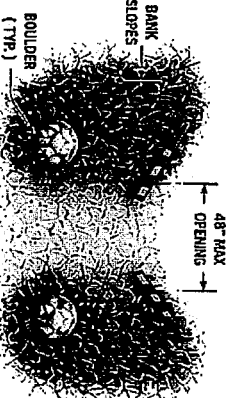
SWEET ROAD (10' x 6'-6") Dead end road. Access for pedestrians and horses from trail.



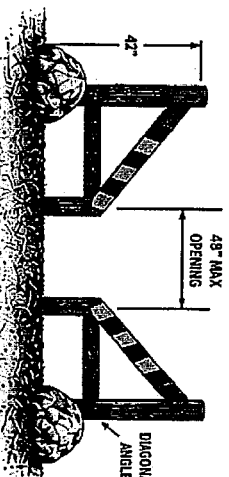
REFLECTIVE STRIPING DETAIL



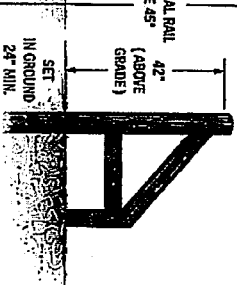
PLAN VIEW (TOP DOWN)



FRONT ELEVATION



SIDE ELEVATION



Proposed Barrier to allow pedestrians and horses but exclude vehicles and ATVs. Actual barrier will be set back further with banks on both sides. Would also add barriers (logs) between road and trail to prevent motorcycles and bicycles from coming off Rt. 32 on to Sweet road.

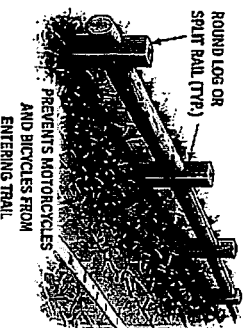
SPECIFICATIONS

- POSTS: 6" x 6" PRESSURE TREATED WOOD
- RAILS: 2" x 6" PRESSURE TREATED WOOD
- CLEAR OPENING: 48" MAXIMUM
- POST HEIGHT: 42" ABOVE GRADE
- DIAGONAL RAIL ANGLE: 45°
- SURFACE: COMPACTED GRAVEL / DIRT
- BOULDERS: NATURAL STONE (18" MIN. DIA.)
- REFLECTIVE STRIPING: HIGH VISIBILITY (YELLOW / BLACK)
- ALL WOOD: WEATHER RESISTANT TREATMENT

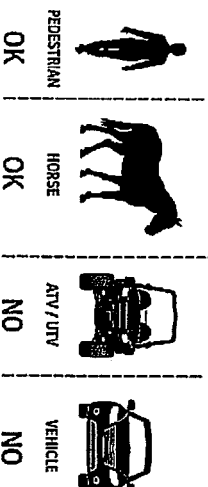
NOTES

- Actual barrier will be set back further from road with banks on both sides.
- Add log barriers between road and trail to prevent motorcycles and bicycles from coming off Rt. 32 on to Sweet road.

LOG BARRIER OPTION (ALONG ROAD)



CLEARANCE GUIDE



CHRISTOPHER MUSIC

PROJECT: SWEET ROAD ACCESS BARRIER

DATE: MAY 2024

SCALE: NOT TO SCALE

DRAWN BY: CHRISTOPHER MUSIC DESIGN

Town of Moreau

351 Reynolds Road
Moreau, NY 12828-9261

Jesse A. Fish, Jr.

Supervisor

Phone: (518) 792-1030 Ext. 6 Fax: (518) 792-4615

E-mail: moreausuper@townofmoreaunv.gov



Pat Killian
Deputy Supervisor

John Donohue
Councilmember

Mark Stewart
Councilmember

Laura Garrant
Councilmember

TOWN OF MOREAU WATER CONNECTION FEES

- Capacity and expansion fees are \$2,000 per EDU, as determined by the Town.
 - Contact the Water Department for information about property EDUs
 - (518) 792-1030 ext. 217
- Connection fee includes the cost of a meter.
- Capacity and expansion fees do not include the cost of a meter.
- When paying the connection fee, which includes the cost of the meter, capacity & expansion fee is an additional \$2,000 per EDU.
- When paying only the capacity & expansion fee, the meter cost is additional, per the schedule below.

SIZE	CONNECTION FEE	PLUS	CAPACITY & EXPANSION FEE	METER ONLY
3/4" short	\$2,000	+	\$2,000 PER EDU	\$375
3/4" long	\$3,000	+	\$2,000 PER EDU	\$375
3/4" open cut long	\$4,200	+	\$2,000 PER EDU	\$375
1" short	\$2,400	+	\$2,000 PER EDU	\$575
1" long	\$3,400	+	\$2,000 PER EDU	\$575
1" open cut long	\$4,500	+	\$2,000 PER EDU	\$575
1.5" short	\$3,000	+	\$2,000 PER EDU	TBD
1.5" long	\$3,950	+	\$2,000 PER EDU	TBD
1.5" open cut long	\$4,950	+	\$2,000 PER EDU	TBD
2" short	\$4,000	+	\$2,000 PER EDU	TBD
2" long	\$5,000	+	\$2,000 PER EDU	TBD
2" open cut long	\$6,000	+	\$2,000 PER EDU	TBD

**EDU - Equivalent Dwelling Unit

**TOWN OF MOREAU
PUBLIC NOTICE OF PROPOSED INCREASE
IN WATER SYSTEM CONNECTION FEES
PURSUANT TO CHAPTER 145 OF THE MOREAU TOWN CODE**

NOTICE IS HEREBY GIVEN that in accordance with Chapter 145 of the Moreau Town Code, the Moreau Town Board is considering a Resolution to increase the water system connection fee for new three-quarter-inch, one-inch, one-and-one-half-inch and two-inch service lines, to more accurately reflect the true cost to the Town. Such Resolution revising water service connection fees may be adopted at the next regularly scheduled meeting of the Town Board to be held Tuesday, September 8, 2026, beginning at 7:00 p.m. at Moreau Town Hall, 351 Reynolds Road, Moreau, New York 12828. While a formal public hearing will not be held, interested parties are invited to comment on the proposed water connection fee increases during the public comment period. The proposed water connection fee increases were posted with the agenda for the Town Board meeting held August 25, 2026 and remain available at:
https://www.townofmoreau.org/2026-08-25_AgendaDocs.pdf.

Dated: August 26, 2026
Erin Trombley
Moreau Town Clerk

AGREEMENT BETWEEN THE TOWN OF MOREAU AND WSWHE BOCES

THIS AGREEMENT is made this _____ day of October 2025 by and between the Town of Moreau, a municipal corporation whose principal place of business is 351 Reynolds Road, Moreau, New York 12828 (hereinafter the "TOWN") and the Washington-Saratoga-Warren-Hamilton-Essex County Board of Cooperative Educational Services (hereinafter "BOCES") 267 Ballard Road, Suite 5, Wilton, New York, 12831

WITNESSETH:

WHEREAS, the Town needs specific work done within Town of Moreau, Saratoga County, at the Harry J. Betar Memorial Park, Town trails, and Moreau Town Hall, namely site development, widening of trails system, land clearing for future roads and parking, spreading of wood chips, and the clearing of fields for future use, and;

WHEREAS, the Town had previously contracted with BOCES to clear a connector path at the end of Nolan Road, referred to as the Big Bend Trail, final removal of cut trees in that area is not yet complete, and;

WHEREAS, BOCES has both Heavy Equipment and Conservation programs located at the Southern Adirondack Education Center and the F. Donald Myers Education Center, which train students in their junior and senior years of high school in the areas of equipment operation, maintenance, environmental conservation practices and plot clearing, and BOCES desires a work site for its classes;

NOW THEREFORE, the parties mutually agree to the following:

1. Scope of Work

The students enrolled in BOCES Heavy Equipment and Conservation courses will perform the following:

- a. At the Recreation Park
 - i. Site development of existing parking areas
 - ii. Widening of existing trail systems
 - iii. Spreading of wood chips
 - iv. Clearing of trees for future park roadways
 - v. Such other work as agreed upon by the BOCES instructor and the Town of Moreau in the furtherance of the objective
- b. At the Moreau Town Hall
 - i. Site work for a future pavilion

2. Equipment and Materials

- a. Students will use the BOCES equipment assigned to the Heavy Equipment and Conservation Programs in completing the tasks.
- b. Any other materials needed for project completion will be supplied by the Town of Moreau.
- c. All fuel will be paid for by the Town of Moreau. The Town of Moreau will be responsible for the direct delivery of diesel fuel to the work site.
- d. Hydraulic fluids, anti-freeze and minor repairs incurred on Town Property, i.e., flat tire, less than \$100 will be paid for by the Town of Moreau.

3. Consideration

In consideration for the work to be performed by BOCES, The Town will provide all the trees removed during these projects to BOCES, which will be entitled to the stumpage value thereof as payment.

4. Term

This Agreement shall commence on October 29, 2025, and unless terminated at an earlier date, will end on June 30, 2026. The parties agree that this Agreement may terminate on 30 days written notice by either party to the other party.

5. Incident Report

In the event of any accident, damage or incident to person or property, BOCES shall prepare an incident report and submit it to the Town Recreation Director within twenty four (24) hours of the incident.

6. The Town further agrees that BOCES will not guarantee or make any Representation as to the quality of projects heretofore mentioned.

7. BOCES shall be responsible for all damage to person, life and property to the extent caused by the negligent activities or willful misconduct or omission or otherwise of the students or BOCES employees or agents and expressly waives any claims against the Town for damages to person, life or property. BOCES shall indemnify and hold harmless the Town, its

officers, employees, agents and assigns from and against any losses, claims, demands, payments, suits, actions, recoveries, and judgements including reasonable attorney fees to extent caused by the negligent activities or willful misconduct or omission of the students or BOCES employees or agents.

8. During the term of this Agreement BOCES shall maintain a liability insurance policy in the amount of \$20 million and name the Town as an additional insured on a primary and non-contributory basis. A copy of the Certificate of Insurance shall be provided to the Town prior to commencement of the work.
9. This Agreement constitutes the entire Agreement between the parties and shall not be modified except by a subsequent written Agreement executed by the authorized representatives of the parties hereto.
10. Each of the persons signing below warrants that he or she is duly authorized to sign this Agreement on behalf of the party for which he or she is signing.
11. HOLD HARMLESS/INDEMNIFICATION

BOCES shall hold the Town of Moreau harmless from any and all claims arising out of BOCES uses of the subject property. BOCES shall indemnify the Town of Moreau for any and all claims and defense costs or expenses which may arise from any claims brought against the Town of Moreau as a result of BOCES use of the subject property.

TOWN OF MOREAU

WASHINGTON-SARATOGA-WARREN-
HAMILTON-ESSEX BOCES

By: _____
Jesse A. Fish, Jr., Town Supervisor

By: _____

Dated: _____

Dated: _____

TOWN OF MOREAU
PURCHASE REQUEST & QUOTE SUMMARY

Department: Transfer Station

Date: 8/2/2026

Description of Purchase Request:

Proposals for the brush grinding

Vendor's Name and Address:

Richard Sears Tree Experts
16 Harold Harris Rd. Wrens Falls NY
(518) 858-2828 12804

Price: \$ 5,000.00/for 2 days
\$2500.00 Per 8 hrs.

Vendor's Name and Address:

A Advantage Tree Services LLC
772 Delaware Ave
Delmar, NY 12054
(518) 944-5172

Price: \$ 7,500.00/for 2 days
\$3,750.00/per 8 hr. day

Vendor's Name and Address:

Adirondack Tree Surgeons
353 Gurn Springs Rd
Hamseyport, N.Y.
(518) 792-2225

Price: \$ No Response

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

Account number purchase will be paid from: _____

Balance in account and date: \$ _____ as of _____

Was this item/service included in the current year budget? ☐ Yes ☐ No

If yes, amount budgeted for the current year: \$ _____

Department Head's Recommendation:

Recommendation is Richard Sears
Tree Experts

Board Approval Received: ☐ Yes ☐ No

Date Approval Received: _____

Vendor Authorized: _____

Amount Approved: \$ _____

TOWN OF MOREAU

TRANSFER STATION

BUTLER ROAD

FORT EDWARD, NY 12828

Marsha Morehouse, Transfer Station Manager

**Richard Sears Tree Experts
16 Harold Harris Rd
Glens Falls, N.Y
(518) 854-2828**

The town of Moreau Transfer Station is requesting proposals for brush grinding at our Transfer Station (corner of Route 9 and Butler Road, Fort Edward N.Y.).

Pricing Must be all Inclusive per 8-hour day. Based on Past experience. We estimate the project to take 2 full days to complete.

Kindly forward your proposal to

**TSManger@townofmoreau.org no later then 10:00 am,
September 1,2026.**

Proposals received after this deadline will not be considered.

**If you have any questions please contact Marsha Morehouse at
(518-307-4314.**



Richard Sears Tree Experts Inc.

16 Harold Harris Road | Queensbury, New York 12804
518-793-3602 | sales@searstree.com | <https://www.searstree.com/>

RECIPIENT:

Town of Moreau
New York

SERVICE ADDRESS:

Route 9
Fort Edward, NY 12828

Quote #3184

Sent on

Aug 25, 2026

Total

\$2,500.00

Product/Service	Description	Qty	Unit Price	Total
Grinding Services	Includes: 8 hours of grinding with horizontal Grinder and Excavator Estimate the project to be completed in two days \$2,500.00 Per 8 hour day	1	\$2,500.00	\$2,500.00

Subtotal

\$2,500.00

Exempt (0.0%)

\$0.00

Total

\$2,500.00

Reviews

Thomas Hooper



The crew did a great job removing our tree. I am very happy with the quick response time also. I have used Sears Tree Experts before and would not hesitate to use them again.

Linda Germain



The crew did a great job trimming and pruning a couple trees. They were on time, very respectful and cleaned up afterwards. I will call Richard Sears again.

Paul Casalan



Richards Sears came gave me a quote and had the work done in less than a week, and did it safety and efficeintly. Highly recommend.

This quote is valid for the next 5 days, after which values may be subject to change. The Client, hereby acknowledges and accepts the full responsibility for any damages caused to your lawn or property due to large equipment needed to complete. I understand that the damage to the lawn was unintentional and occurred due to the presence of equipment used for the tree services. Client also agrees to terms and conditions found at www.searstree.com/terms-and-conditions

Signature: _____

Date: _____

TOWN OF MOREAU

TRANSFER STATION

BUTLER ROAD

FORT EDWARD, NY 12828

Marsha Morehouse, Transfer Station Manager

Advantage Tree Services

772 Delaware Ave, Delmar 12054

(518)944-5273

The town of Moreau Transfer Station is requesting proposals for brush grinding at our Transfer Station (corner of Route 9 and Butler Road, Fort Edward N.Y.).

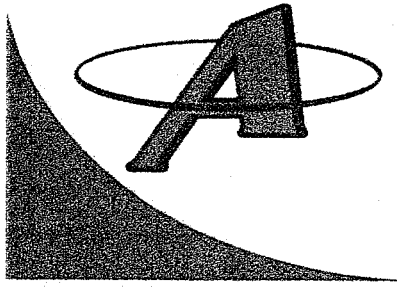
Pricing Must be all Inclusive per 8-hour day. Based on Past experience. We estimate the project to take 2 full days to complete.

Kindly forward your proposal to

**TSManager@townofmoreau.org no later then 10:00 am,
September 1,2026.**

Proposals received after this deadline will not be considered.

**If you have any questions please contact Marsha Morehouse at
(518-307-4314.**



Advantage Tree Service LLC

Phone: (518) 944-5172

Office: 772 Delaware Ave Delmar, NY 12054

Recycle Yard: ~136 West Yard Rd Feura Bush, NY 12067

Web: www.Advantagetreeny.com

Email: Sales@Advantagetreeny.com

Town Of Moreau
351 Reynolds Road
Fort Edward, NY 12828

Chris Abrams
(518) 361-2585
hwysuper@townofmoreau.org
TSManger@townofmoreau.org

Site Location: Town of Moreau Transfer Station
Corner of Route 9 & Butler Road

- **Grinding of municipal wood waste on site**
 - o \$3,750.00/ per (8) Hour Day including fuel

Estimated Total: \$7,500.00

Thanks,
Advantage Tree Service LLC
08/28/26

Terms and Conditions of Tree Service Contract

Performance Advantage Tree Service LLC

Work crews shall arrive at the job site unannounced unless otherwise noted herein. Advantage Tree Service LLC, shall attempt to meet all performance dates, but shall not be liable for damages due to delays from inclement weather or other causes beyond our control.

Workmanship

All work will be performed in a professional manner by experienced personnel outfitted with the appropriate tools and equipment to complete the job properly. Unless otherwise indicated herein, Advantage Tree Service LLC, will remove wood, brush and debris incidental to the work.

Insurance

Advantage Tree Service LLC, is insured for liability resulting from injury to persons or property, and all its employees are covered by Workers Compensation Insurance.

Ownership

The customer warrants that all trees, plant material and property upon which work is to be performed are either owned by him/her or that permission for the work has been obtained from the owner. Advantage Tree Service LLC, is to be held harmless from all claims for damages resulting from the customer's failure to obtain such permission.

Terms of Payment

All accounts are net payable upon receipt of invoice. A service charge of 1.5% will be added to accounts not fully paid 30 days subsequent to the invoice date. If outside assistance is used to collect the account, the customer is responsible for all costs associated with the collection, including, but not limited to, attorney fees and court costs.

Cancellation

Advantage Tree Service LLC reserves the right to charge 10% on all cancelled contracts.

TOWN OF MOREAU TRANSFER STATION FEE SCHEDULE

RATES EFFECTIVE MARCH 1, 2024

TOWN OF MOREAU RESIDENT FEES NON-RESIDENT FEES

HOUSEHOLD GARBAGE:		HOUSEHOLD GARBAGE:
\$ 2.00	13-gallon bag	\$ 4.00 5.00 13-gallon bag
\$ 3.00	15-32-gallon bag	\$ 5.00 6.00 15-32-gallon bag
\$ 4.00	33-45-gallon bag	\$ 6.00 7.00 33-45-gallon bag
\$ 5.00	46-55-gallon bag	\$ 7.00 8.00 46-55-gallon bag
\$ 7.00	56-90-gallon bag	\$ 8.00 9.00 56-90-gallon bag

TIRES (limit 4 per person per day):

\$ 7.00	Tires up to 15"	\$10.00 12.00 Tires up to 15"
\$10.00	Tires 16" and over	\$15.00 17.00 Tires 16" and over

LARGE SINGLE ITEMS:

\$15.00	Large Chair	\$20.00 25.00 Large Chair
\$25.00	Large Sofa (sectionals double fee)	\$35.00 40.00 Large Sofa
\$30.00	Sofa Bed/Hide-a-Bed	\$45.00 Sofa Bed/Hide-a-Bed
\$12.00	6 x 9 Rug/Carpet	\$20.00 6 x 9 Rug/Carpet
\$17.00	9 x 12 Rug/Carpet	\$22.00 25.00 9 x 12 Rug/Carpet
\$22.00	12 x 15 Rug/Carpet	\$27.00 12 x 15 Rug/Carpet
\$0.13/sq. ft.	Over 12 x 15 Rug/Carpet	\$0.13/sq. ft. Over 12 x 15 Rug/Carpet

MATTRESSES/BOX SPRINGS (EACH):

\$ 8.00	Crib/Toddler	\$15.00 Crib/Toddler
\$12.00	Twin/Full Size	\$20.00 Twin/Full Size
\$20.00	Queen Size	\$25.00 28.00 Queen Size
\$25.00	King Size	\$30.00 33.00 King Size

LARGE SINGLE ITEMS:

\$20.00 25.00	Large Chair	\$20.00 25.00 Large Chair
\$35.00 40.00	Large Sofa	\$35.00 40.00 Large Sofa
\$45.00	Sofa Bed/Hide-a-Bed	\$45.00 Sofa Bed/Hide-a-Bed
\$20.00	6 x 9 Rug/Carpet	\$20.00 6 x 9 Rug/Carpet
\$22.00 25.00	9 x 12 Rug/Carpet	\$22.00 25.00 9 x 12 Rug/Carpet
\$27.00	12 x 15 Rug/Carpet	\$27.00 12 x 15 Rug/Carpet
\$0.13/sq. ft.	Over 12 x 15 Rug/Carpet	\$0.13/sq. ft. Over 12 x 15 Rug/Carpet

MATTRESSES/BOX SPRINGS (EACH):

\$15.00	Crib/Toddler	\$15.00 Crib/Toddler
\$20.00	Twin/Full Size	\$20.00 Twin/Full Size
\$25.00 28.00	Queen Size	\$25.00 28.00 Queen Size
\$30.00 33.00	King Size	\$30.00 33.00 King Size

YARD WASTE

ACCEPTED FROM TOWN OF MOREAU RESIDENTS ONLY

Composting, leaves and grass clippings (MUST BE REMOVED FROM BAGS)

NO CHARGE

Brush & fallen limbs from storm damage (Maximum size: 4' long and 4" in diameter)

Passenger vehicles, pick-up trucks & small utility trailers not exceeding 6'x12'

NO CHARGE

Utility trailers larger than 6'x12' / dump trailers / stake body and dump trucks

\$30.00 PER LOAD*

NO LOT CLEARING & NO COMMERCIAL HAULERS

*Exception: No Charge for Town of Moreau Mobile Home Park owners hauling on behalf of park residents.

Wood chips, when available, are free of charge for resident personal use. *Staff is unable to assist with loading due to safety concerns.*

PLEASE NOTE:

Furniture, mattresses and rugs that are soaking wet will be charged **double**.

Cat litter can be mixed with household trash. If bagged separately, the rate is the same as the household trash rate according to the bag size.

THE FOLLOWING CANNOT BE ACCEPTED:

Medical Waste, Including Sharps

Pesticides

Construction debris & demolition materials, including:

- Sheet Rock
- Hazardous Material
- Fiberglass Insulation
- Roofing Shingles
- Liquids, Including Paint
- Cement Blocks, Bricks, or Similar Materials

See Reverse for Electronics Recycling Info →



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

RECEIVED BY
AUG 25 2026
TOWN OF MOREAU
SUPERVISOR'S OFFICE

MEMORANDUM

To: Supervisor Fish and Town Board
CC: Elizabeth Bennett – Confidential Secretary; Dianne Lewis – Building Dept. Clerk.; File
From: Joshua Westfall, AICP – Building, Planning and Development Coordinator
Date: August 7, 2026
Re: Monthly Report for July 2026

Below and attached please find the Building, Planning and Development reports for the month of July 2026. Should you have any questions or need additional information please do not hesitate to contact me.

Board Meetings Held:

PLANNING BOARD – No Applications

<u>Item</u>	<u>Discussion</u>	<u>Action Taken</u>
Top Hat Solar	Discussed Project	No Action

ZONING BOARD OF APPEALS (ZBA) –No Meeting Held

<u>Applicant/Address</u>	<u>Application Type</u>	<u>Action Taken</u>
Robinson – Ag Use	Use Variance	Approved
Besaw – Shd Variance	Area Variance	Approved
Harrington - Gazebo	Area Variance	Approved

Permits Reviewed:

Thirty Four (48) various permits were reviewed and approved in the month of June- See Attached Report.

Income

A total of **\$7,012 was collected** for permit fees, zoning fees and inspection fees. Fees collected were reconciled and confirmed by Dianne Lewis and the Clerk's Office.

Please see the Building Dept. IPS Report for a detailed breakdown of fees.

Complaints/Enforcement Actions:

Enforcement Actions

See Code Enforcement Attachment from Peter Bachem.

Meetings/ Calls/ Visits

- ISWMs -Stromwater – 7/9
- Tim Burley – 7/13
- EPG/ MJ – 7/14
- Continuing Ed Webinar – 7/14
- Village DPW – 7/15
- Park Budget Meeting – 7/16
- Corridor Core Committee MJ- 7/20
- Corridor Committee Meeting – 7/22
- ZBA – 7/22
- Site Visit – HHN- 7/23
- B. Vittengl – 7/23
- AGFTC – 7/23
- Kelley Kircher – DOT -7/28
- Selfridge Culvert -7/28

Ongoing/ Open Projects

- **Trail Engineering (HRVG)** – LA continues work on the trail engineering.
- **HRVG Community Planning Grant - Phase I of rezone**- Ongoing
- **SAM Grant (Playground)** – Final Review at DASNY
- **A/GFTC (Traffic Study)**– No Status change; Awaiting code updates.
- **County Playground Grant** – Received voucher. Putting together first drawdown and closeout.
- **State Parks – Betar Park** – Grant Submitted for Implementation.
- **Make the Connection** –Second MJ Bill received. Processing drawdown now.
- **County Trails – 2024** – In discussion with the Rec Director this will be prioritized after the playground items are purchased and delivers. This is a component of Phase I of the Nolan Road Trail with an accessible launch.
- **EPG** – Completed deposit of paperwork \$12,500 (1/4 award). Report is substantially completed. Sewer and BPD had a call to discuss options to be placed in report. Payment 1 deposited WE 7/12
- **County Trails 2026 & County Economic Development Grant 2026** – Town was approved for both grants..

CFA Grants

- The Town Submitted applications to CFA



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

Peter Bachem – CEO

JULY 2026

Address	Date	Nature of Complaint
538 Gansevoort Rd Moreau	7/1/2026	Fence permit approved after variance was approved
71 Feeder Dam SGF	7/1/2026	Fence permit approved
10 Coriander Rd Moreau	7/1/2026	The homeowner came in and conceded, after losing her appeal to keep her fence, she will remove 8 sections and install compliant ones. 7/27 – modifications made to the fence, now in compliance
162 Bluebird Rd SGF	7/2/2026	FOIL Request
405 Fortsville Rd 9 Ryder Rd	7/1/2026	Moreau Court – both were a no show
19 Sisson Rd Moreau	7/2/2026	Septic Inspection

1331 Rt 9 Moreau	7/2/2026	This is the old Nassua Motel and the old sign (rusted) is in violation and is ugly, violation letter sent. 7/14 – the sign has been removed, no violation.
1715 Rt 9 SGF	7/6/2026	The lawn is very tall, a letter of violation has been sent. 7/17 – the grass has been cut, no violation.
12 Fuller Rd SGF	7/6/2026	Septic application approved
14 Jamaica Rd SGF	7/6/2026	While driving through the neighborhood on another matter, I noticed that the homeowners pool is accessible, no gate on the pool stairs. A letter of violation has been sent.
8 Wynnefield Dr SGF	7/7/2026	Plumbing inspection
478 Fortsville Rd Moreau	7/7/2026	I have been checking the cleanup progress, it keeps improving, now we are waiting on dumpsters.
12 Fuller Rd SGF	7/7/2026	Septic inspection final
14 Michael Rd Moreau	7/7/2026	The neighbor behind this vacant property is concerned about the tall pine trees that are not in good shape. I have contacted the property management company and will wait for a decision.
22 Snowberry Rd Moreau	7/7/2026	FOIL Request

Farnan Rd Moreau	7/7/2026	I received a request from a fiberoptics installer as they need to access the underground to upgrade the National Grid property. I also informed Kristian about it.
7 Jerome La Moreau	7/7/2026	FOIL Request
36 Jackson Rd SGF	7/8/2026	A nosey neighbor came in stating that there are people working on the interior. In looking at the records, the property has been sold, and they are trying to make it habitable.
26 Woodland Dr SGF	7/8/2026	A homeowner had complained about a small woodpile on the adjacent property where they had started to log 2 years ago. I spoke to the owner of that property and asked if he would please remove the trees that were cut. There is a small; dispute between parties, however I think he will clean it up.
184 Burt Rd Moreau	7/8/2026	The homeowner had called asking for help as his ex-wife's daughter had moved in a few months back and is refusing to leave stating squatter's rights. I explained that this is a civil matter and he should lawyer up.
189 Reynolds Rd Moreau	7/8/2026	The husband came in and submitted a variance application with regards to his shed that is out of compliance.
202 Bluebird Rd SGF	7/9/2026	Plumbing Inspection
5 Connor Dr SGF	7/13/2026	FOIL Request
128 Feeder Dam Rd SGF	7/13/2026	A complaint came in as this homeowner who has several cars, 3 of them are not registered. A letter of violation has been sent.

172 Redmond Rd Gansevoort	7/15/2026	Final Inspection, CO Issued
8 Wynnefield Dr SGF	7/15/2026	Insulation inspection
Twin Bridges/Casella Moreau	7/15/2026	I received a complaint from a homeowner on Fawn about early AM pickup. Too early. I spoke with the manager and he will handle it.
7 Elmwood Dr SGF	7/15/2026	I met with the homeowner regarding the placement of a weekend cookie cart that she will be selling homemade cookies on the weekend.
538 Gansevoort Rd Moreau	7/15/2026	I stopped by to speak with the homeowner to discuss the gate placement in her fence that will enclose her pool to ensure compliance.
14 Michael Rd Moreau	7/15/2026	This home is foreclosed and the neighbor behind it is very concerned about a couple of large pine trees that are not healthy. I spoke with Servicelink who is handling the property, and they will speak with the bank and have someone come out to look at it.
484 Gansevoort Rd Moreau	7/16/2026	The neighbor had stopped in to find out if the owner is still alive or just missing as the property is in shambles. I informed them that it is being worked on as I just received my return receipt from registered mail from the homeowner.
3 Ryder Rd SGF	7/16/2026	FOIL Request
1356 Rt 9 Gansevoort	7/16/2026	I just sent a final notice to remedy the property (The Kloss property). I don't expect compliance and that this will proceed to court.

5 Connor Dr SGF	7/17/2026	Roof inspection.
503 Selfridge Rd Moreau	7/17/2026	Roof inspection.
1365 Rt 9 Moreau	7/20/2026	FOIL Request
5 Birch La Ft Edward	7/20/2026	Footings Inspection
202 Bluebird Rd Moreau	7/21/2026	Firestop inspection
3 Overlook Dr Gansevoort	7/21/2026	Final Inspection, CO Issued
9 Bluebird Rd 3 Elmwood Rd	7/21/2026	FOIL Requests
202 Reservoir Rd Moreau	7/22/2026	Fence – final inspection
3 Fuller Rd SGF	7/22/2026	A Neighbor had come in and complained and the pile of junk (furniture/rubbish that has been sitting in front of this home for months. A letter of violation has been sent.

11 Washington Rd SGF	7/22/2026	The homeowner appears to have installed (without permit) and still does not have a proper fence installed. A letter of violation has been sent.
5 Azalea Dr SGF	7/23/2026	Porch framing inspection
35 Winterberry Dr Ft Edward	7/23/2026	Pool final inspection
194-216 Gansevoort Rd Gansevoort	7/23/2026	Unauthorized R/C track
189 Reynolds Rd Moreau	7/24/2026	The homeowners applied for a variance for their shed (denied), so I did a site visit to see where they were moving it to.
241 Burt Rd Moreau	7/24/2026	A neighbor complained that the homeowner has 2 unregistered cars in the driveway. In checking, there are 2 and a letter of violation has been sent.
1 Woodlawn Ave SGF	7/24/2026	A neighbors complained about the fence that was installed. In checking, the homeowner did not get a permit and they also installed the fence wrong side out.
14 Jacobie Rd SGF	7/24/2026	We have had a few complaints about chickens along with a rooster being on the property. A letter of violation has been sent.
255 Burt Rd Moreau	7/24/2026	A neighbor had complained that the homeowner has chickens without a permit. In checking the property, based on its size (over 5 acres) none is needed. No violation.

18 North Rd 256 Reynolds Rd 2 Tanglewood Rd 20 Michael Rd 12 Spruce St	7/27/2026	Permits closed out
5 Birch Dr Gansevoort	7/28/2026	Footings inspection done
6 Thornapple Dr Gansevoort	7/28/2026	Deck framing inspection done
72 Feeder Dam Rd SGF	7/28/2026	Perc test completed
564 Gansevoort Rd Moreau	7/28/2026	While driving past this home, I noticed a new (unpermitted) front porch and ramp had been installed. I have sent a notice of violation.
189 Reynolds Rd Moreau	7/29/2026	The shed has been removed and is now in compliance. I reviewed the placement of their outdoor entertainment lights as we have 2 neighbors complained. In looking at the lights, they are acceptable and not overly bright. No issue/violation.
114 Ft Edward Rd Moreau	7/29/2026	The homeowner had a new shed delivered and placed it in the driveway. No permit was issued. Additionally, he never submitted an application for the swimming pool that is on site. A letter of violation has been sent.
162 Bluebird Rd Ft Edward	7/29/2026	FOIL Request

39 Oak View Dr 370 Fortsville Rd 6 Woodside Ave 17 Middleton Dr 2 Coriander Dr 84 White Birch	7/29/2026	Roof Final Inspections – closed out permits
59 Sisson Rd SGF	7/30/2026	Letter sent regarding junk around the driveway and yard. All cleaned up. No longer in violation.
5 Timber La Moreau	7/30/2026	Pool final inspoection
1318 Rt 9 Moreau	7/31/2026	After a phone call, the little yellow house and the motel that is part of the Hoffman property finally got cleaned up.
38 Carmella Dr Gansevoort	7/31/2026	A tenant of Don Bates called to complain about mold in her basement and living area. Apparently, it has been treated, most likely incorrectly and she is nervous. This is out of our scope; I had suggested that she document everything and seek legal counsel.
53 Winterberry Dr Ft Edward	7/31/2026	Fence final inspection

Town of Moreau
Inspection Schedule
07/01/2026 - 07/31/2026

Inspection Date/Time	Inspection Type	Inspector	Location	Identifier	Permit Type	Permit #
7/7/2026 2:19 PM	Certificate of Compliance	Philip Cancelliere	6 Thornapple Dr	77.12-1-20	Pool- Above	2026-0118
7/8/2026 1:52 PM	Site Inspection	Philip Cancelliere	9 Royal Pines Dr	63.12-2-18	Pool- In Ground	2026-0213
7/10/2026 2:18 PM	Certificate of Occupancy	Philip Cancelliere	10 Oak View Dr	77.7-2-1	Addition- One	2026-0028
7/10/2026 2:32 PM	Framing	Philip Cancelliere	8 Wynnefield Dr	49.59-1-17	Dwelling- One	2026-0048
7/14/2026 2:45 PM	Perc Test	Philip Cancelliere	31 Jackson Rd	49.-1-72	Alteration- Res	2026-0214
7/17/2026 11:10 AM	Certificate of Compliance	Peter Bachem	5 Connor Dr	49.67-2-1	Accessory	2025-201
7/17/2026 12:33 PM	Framing	Philip Cancelliere	15 Southwoods Rd	62.12-1-34	Deck/Porch	2026-0144
7/21/2026 12:29 PM	Foundation	Philip Cancelliere	12 West Rd	49.42-1-30	Accessory	2025-290
7/22/2026 2:06 PM	Certificate of Compliance	Philip Cancelliere	67 Tanglewood Dr	49.49-1-13	Accessory	2026-0161
7/22/2026 2:21 PM	Certificate of Compliance	Peter Bachem	201 Reservoir Rd	63.12-3-1	Fence	2026-0036
7/23/2026 10:19 AM	Footings	Philip Cancelliere	6 Thornapple Dr	77.12-1-20	Deck/Porch	2026-0194
7/23/2026 3:21 PM	Pre-Permit Site Inspection	Philip Cancelliere	1448 Route 9	63.3-1-24	Alteration- Com	2026-0215
7/27/2026 11:58 AM	Footings	Philip Cancelliere	8 Cider Hill Dr	89.10-1-11	Dwelling- One	2026-0097
7/27/2026 3:10 PM	Final Inspection	Philip Cancelliere	5 Old Bend Rd	63.1-1-13	Renovation- Res	2023-011
7/28/2026 8:46 AM	Certificate of Compliance	Philip Cancelliere	1411 Route 9 Lot 19	63.3-1-31.-19	Accessory	2026-0149
7/28/2026 9:43 AM	Framing	Peter Bachem	6 Thornapple Dr	77.12-1-20	Deck/Porch	2026-0194
7/28/2026 3:40 PM	Certificate of Compliance	Peter Bachem	189 Reynolds Rd	64.-2-70	Accessory	2026-0200
7/29/2026 10:11 AM	Footings	Philip Cancelliere	230 Redmond Rd	62.12-1-11	Addition- One	2026-0171
7/29/2026 11:17 AM	Septic	Philip Cancelliere	555 Selfridge Rd	63.4-2-52	Septic Permit	2026-0190
7/29/2026 11:50 AM	Final Inspection	Philip Cancelliere	5 Old Bend Rd	63.1-1-13	Renovation- Res	2023-011
7/29/2026 4:22 PM	Framing	Philip Cancelliere	Murphy's Cottage Crafts 1555 Route 9	63.2-1-35.2	Accessory	2026-0116
7/30/2026 11:29 AM	Footings	Philip Cancelliere	37 Bluebird Rd	50.69-1-3	Accessory	2026-0206
7/30/2026 3:48 PM	Certificate of Compliance	Peter Bachem	5 Timber Ln	63.9-1-22	Pool- Above	2026-0168
7/31/2026 9:41 AM	Footings	Philip Cancelliere	71 Bluebird Road	50.62-2-24.11	Deck/Porch	2026-0193
7/31/2026 10:44 AM	Roof - Underlayment	Philip Cancelliere	3 Lafond Dr	76.2-1-43	Roof	2026-0198

Total Inspections: 25

Town of Moreau
Payment Details
 From: 07/01/2026 to 07/31/2026
 Created By: All

Parent Type	Transaction	Customer	Payment Type	Payment #	Amount
<i>Payment Date: 07/01/2026</i>					
Deck/Porch	2026-0138	Ace Contractors	Collected by Clerk	00003514	\$50.00
Area Variance	Appeal# 0912	Eric Besaw	Collected by Clerk	00003429	\$75.00
Payment Date 07/01/2026 Total:					\$125.00
<i>Payment Date: 07/06/2026</i>					
Deck/Porch	2026-0119	John Stephenson	Collected by Clerk	00003518	\$50.00
Roof	2026-0136	Saratoga Roofing Contractors LLC	Collected by Clerk	00003515	\$50.00
MHP Renewal	2026-0184	Ash Management LTD dba Hoffman Homes	Collected by Clerk	00003432	\$270.00
MHP Renewal	2026-0183	Ash Management LTD dba Hoffman Homes	Collected by Clerk	00003433	\$360.00
Fence	2026-0185	Andrew Spraragen	Collected by Clerk	00003434	\$25.00
Septic Permit (OWTS)	2026-0186	Hogan Builders LLC	Collected by Clerk	00003435	\$50.00
Solar Panel- Roof	2026-0187	Long Island Power Solutions DBA New York Power Solutions	Collected by Clerk	00003436	\$50.00
Payment Date 07/06/2026 Total:					\$855.00
<i>Payment Date: 07/07/2026</i>					
Use Variance	Appeal# 0911	James Robinson	Collected by Clerk	00003519	\$150.00
Payment Date 07/07/2026 Total:					\$150.00
<i>Payment Date: 07/09/2026</i>					
Area Variance	Appeal# 0913	Christina Harrington	Collected by Clerk	00003469	\$75.00
Septic Permit (OWTS)	2026-0190	John Donahue	Collected by Clerk	00003437	\$50.00
Payment Date 07/09/2026 Total:					\$125.00
<i>Payment Date: 07/10/2026</i>					
Roof	2026-0192	Erie Construction Midwest LLC	Collected by Clerk	00003438	\$50.00
Payment Date 07/10/2026 Total:					\$50.00
<i>Payment Date: 07/13/2026</i>					
Demolition	2026-0191	Norma Dobbins	Collected by Clerk	00003451	\$50.00
Site Plan	SPR2026-4	Top Hat Solar LLC c/o Nexamp Solar LLC	Collected by Clerk	00003468	\$4,000.00
Deck/Porch	2026-0193	Sanding & Handyman Solutions LLC	Collected by Clerk	00003439	\$50.00
Payment Date 07/13/2026 Total:					\$4,100.00
<i>Payment Date: 07/16/2026</i>					
Fence	2026-0130	Erik Nusca	Collected by Clerk	00003517	\$25.00
Payment Date 07/16/2026 Total:					\$25.00
<i>Payment Date: 07/17/2026</i>					
Addition- One Family	2026-0171	Rowell Design Build	Collected by Clerk	00003516	\$80.27

Town of Moreau
Payment Details

Parent Type	Transaction	Customer	Payment Type	Payment #	Amount
Payment Date 07/17/2026 Total:					\$80.27
<i>Payment Date: 07/20/2026</i>					
Roof	2026-0195	Saratoga Roofing Contractors LLC	Collected by Clerk	00003452	\$50.00
Accessory	2026-0199	Mark Ross-Hixon	Collected by Clerk	00003444	\$50.00
Payment Date 07/20/2026 Total:					\$100.00
<i>Payment Date: 07/21/2026</i>					
Deck/Porch	2026-0194	Richard Donahue	Collected by Clerk	00003445	\$50.00
Payment Date 07/21/2026 Total:					\$50.00
<i>Payment Date: 07/22/2026</i>					
Garages & Pole Barns- Res	2026-0153	Timothy Gebo	Collected by Clerk	00003511	\$512.00
Roof	2026-0198	Next Generation Roofing LLC	Collected by Clerk	00003453	\$50.00
Payment Date 07/22/2026 Total:					\$562.00
<i>Payment Date: 07/23/2026</i>					
Pool- In Ground	2026-0196	Concord Pools	Collected by Clerk	00003447	\$50.00
Payment Date 07/23/2026 Total:					\$50.00
<i>Payment Date: 07/24/2026</i>					
Accessory	2026-0189	Builder Services Group Inc dba Upstate Spray Foam	Collected by Clerk	00003509	\$50.00
Accessory	2026-0202	Joseph Darrow	Collected by Clerk	00003454	\$50.00
Garages & Pole Barns- Res	2026-0203	Raymond Ruby	Collected by Clerk	00003455	\$145.60
Payment Date 07/24/2026 Total:					\$245.60
<i>Payment Date: 07/27/2026</i>					
Pool- Above Ground	2026-0204	Anna Sample	Collected by Clerk	00003456	\$50.00
Payment Date 07/27/2026 Total:					\$50.00
<i>Payment Date: 07/28/2026</i>					
Fence	2026-0137	Megan Cardino	Collected by Clerk	00003512	\$25.00
Accessory	2026-0201	Charles Elms	Collected by Clerk	00003465	\$50.00
Payment Date 07/28/2026 Total:					\$75.00
<i>Payment Date: 07/29/2026</i>					
Accessory	2026-0200	Christina Harrington	Collected by Clerk	00003457	\$50.00
Payment Date 07/29/2026 Total:					\$50.00
<i>Payment Date: 07/30/2026</i>					
Septic Permit (OWTS)	2026-0207	Morning Star Excavation & Septic LLC	Collected by Clerk	00003458	\$50.00
Payment Date 07/30/2026 Total:					\$50.00
<i>Payment Date: 07/31/2026</i>					

Town of Moreau

Payment Details

Parent Type	Transaction	Customer	Payment Type	Payment #	Amount
Alteration- Com	2025-0191	BMK Properties LLC	Collected by Clerk	00003460	\$200.00
Deck/Porch	2026-0208	Perry Leonbruno	Collected by Clerk	00003461	\$50.00
Burning Permit	2026-0209	David Johnson	Collected by Clerk	00003462	\$20.00
Payment Date 07/31/2026 Total:					\$270.00
Grand Total:					<u>\$7,012.87</u>

To: The Supervisor and Town of Moreau Board Members

From: Leah Cronin, IAO

Date: September 1, 2026

Re: Assessor's Office Monthly Report for August 2026

RECEIVED BY
SEP 04 2026
TOWN OF MOREAU
SUPERVISOR'S OFFICE

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

School tax bills on the horizon. The South Glens Falls School tax rate for 2026-2027 for Town of Moreau residents saw a reduction of \$.34!! Last year's rate was \$11.85 per thousand and has dropped down to \$11.51 per thousand this year! Lowest its EVER been.

Multiple reports are run on my file for preparation of September tax bills (regarding STAR Exemptions and Credits). These reports are released from NYS Tax and Finance over the course of 3 months. These 10 reports are generated to update STAR status, residency status (with a report of reported deaths) and income status (for potential of Low Income Senior Citizen discounts). We work closely with the Tax Receiver to have all up-to-date ownership and mailing address changes for tax bills.

STAR & Office of Real Property Tax Services News: 1,555 residents will receive STAR checks (mailed directly from NYS) mid-September. These residents receive their STAR benefit in the form of a check – rather than directly off their school tax bill. Tax and Finance is making things easier for Senior Citizens and has recently changed the way the Senior Enhanced STAR Exemption will be handled. In the past when you turned 65 – you needed to apply for your Senior benefit with the Assessors Office. This is no longer the case. Tax and Finance will now be checking everyone's tax return and age – and Tax and Finance those eligible for a Senior benefit – and notifying me directly to issue it. This will alleviate situations where our Seniors are not aware or do not apply for their benefit in time.

I'd like to share a huge congratulations to Matt for getting a 100% perfect score on his recently taken Course 2: The Application to the 3 Approaches to Value Class. Please see congratulations letter attached! He is excelling in this office. Highest grades on all classes taken – top notch work ethic – his courtesy and respect to the public is unmatched. He goes above and beyond to every task – and every interaction with the public. He is huge asset to this office and the Town of Moreau!

September begins our jump into the 2027 Assessment Roll. Our office has been working on building permits (both Town and Village), sale processing (sale & data verification), sales transmittals, welcome packet mailings (to our new residents), birthday cards mailings (to low-income seniors), split merge requests, office organization, etc.

Please see attached for GAR's monthly work effort.

Sincerely,

Leah M. Cronin

Leah M. Cronin, IAO

Leah,

Hope you had a great trip this weekend. Here is what I've got for August:

- PID Updates
- Land table updates
- Sales verification
- Residential modeling
- Comp sale production
- RPS support

I know this is only a handful of bullet point items, but a lot of work went into the land table, residential modeling, and comp sale production. Those were heavy lift items for the reappraisal work.

Let me know if you have any questions.

Thank you,

Ryan

From: Leah Cronin <assessor@townofmoreaunyny.gov>

Sent: Tuesday, September 1, 2026 8:33 AM

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

Subject: August Monthly report

Morning Ryan!!

Can I please get a monthly report for August 2026??

Thank you!

Leah M. Cronin, IAO

Institute of Assessing Officers

*Incorporated by the Board of Regents of the University of the State of New York
And affiliated with the
New York State Assessors Association*

Board of Trustees:

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Laverne Tennenberg, IAO, Treasurer*

August 3, 2026

Matthew Espey
351 Reynolds Road
Moreau, New York 12828

Dear Matthew:

On behalf of the Trustees of the Institute of Assessing Officers, it is my responsibility to notify you of the results of your recent examination for Course 2: The Application of the Three Approaches to Value. This course was held on July 20 - 24, 2026, at the Cornell Seminar on Professional Development in Ithaca, NY.

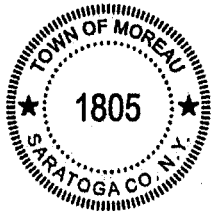
It is my pleasure to inform you that you completed the course and **PASSED** the final examination. While the course is graded on a pass/fail basis, your grade for the examination was 100.

You and your municipality should be proud of your efforts, and I hope that you will continue the course requirements to become a NYS Certified Assessor.

Again, congratulations.

Sincerely,

Warren J Wheeler, IAO
Executive Director, NYSAA



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

RECEIVED BY
AUG 25 2026
TOWN OF MOREAU
SUPERVISOR'S OFFICE

MEMORANDUM

To: Supervisor Fish and Town Board
CC: Elizabeth Bennett – Confidential Secretary; Dianne Lewis – Building Dept. Clerk.; File
From: Joshua Westfall, AICP – Building, Planning and Development Coordinator
Date: August 25, 2026
Re: Monthly Report for August 2026

Below and attached please find the Building, Planning and Development reports for the month of August 2026. Should you have any questions or need additional information please do not hesitate to contact me.

Board Meetings Held:

PLANNING BOARD

<u>Item</u>	<u>Discussion</u>	<u>Action Taken</u>
Top Hat Solar	Discussed Project	No Action – More Information Requested
Garden World LLC	Addition Needs Discussed	Public Hearing Scheduled
ZONING BOARD OF APPEALS (ZBA) –No Meeting Held		

Permits Reviewed:

See Attached Report.

Income

A total of **\$7,883.37** was collected for permit fees, zoning fees and inspection fees. Fees collected were reconciled and confirmed by Dianne Lewis and the Clerk's Office.

Please see the Building Dept. IPS Report for a detailed breakdown of fees.

Complaints/Enforcement Actions:

Enforcement Actions

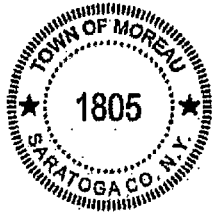
See Code Enforcement Attachment from Peter Bachem.

Meetings/ Calls/ Visits

- Seaboard Solar -8/4
- Top Hat Solar – 8/4
- Cerrone – 8/5
- Town Board- 8/11
- AGFTC – 8/12
- MJ Corridor Core Team -8/13
- ISWMs – 8/13
- County Trails – 8/18
- Dianne- Coordinated Review – 8/19
- Cerrone – 8/19
- LaBella – Culvert -8/25
- Vacation -8/26-8/31

Ongoing/ Open Projects

- **Trail Engineering (HRVG)** – LA continues work on the trail engineering.
- **HRVG Community Planning Grant - Phase I of rezone-** Ongoing
- **SAM Grant (Playground)** – Final Review at DASNY
- **A/GFTC (Traffic Study)**– No Status change; Awaiting code updates.
- **County Playground Grant** – Received voucher. Putting together first drawdown and closeout.
- **State Parks – Betar Park** – Grant Submitted for Implementation.
- **Make the Connection** –Second MJ Bill received. Processing drawdown now.
- **County Trails – 2024** – In discussion with the Rec Director this will be prioritized after the playground items are purchased and delivers. This is a component of Phase I of the Nolan Road Trail with an accessible launch.
- **EPG** – Completed deposit of paperwork \$12,500 (1/4 award). Report is substantially completed. Sewer and BPD had a call to discuss options to be placed in report. Payment 1 deposited WE 7/12
- **County Trails 2026 & County Economic Development Grant 2026** – Supervisor executed both grants- sent to Saratoga Co for final execution.



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

Peter Bachem – CEO

AUGUST 2026

Address	Date	Nature of Complaint
114 Ft Edward Rd Ft Edward	8/3/2026	The homeowner received a letter of violation and came in with his pool and shed permit.
11 Washington Ave SGF	8/3/2026	I received a call from the homeowner regarding the letter that was sent. They had a patio installed around their pool and the temp fence fell over. They are repairing it and expect the permanent fence to be installed this Friday. I told them to stop by and grab a fence permit.
1 Woodlawn Dr SGF	8/3/2026	The homeowner stopped by with his fence permit. He is in the process of turning his fence around, no longer in violation.
330 Selfridge Rd Gansevoort	8/4/2026	Final walk through done. CO issued.
Budget Inn Moreau	8/4/2026	I have been monitoring a trailer behind the motel where they appear to be using this un-permitted trailer as a rental.
125 Feeder Dam SGF	8/4/2026	Had a complaint that there is an automobile sitting there with a tree growing out of it. There are also quite a few tires and other junk on site, A letter of violation has been sent. 8/19 – the yard has been cleaned up.
Moreau Town Court	8/5/2026	The invited homeowners from 9 Ryder and 405 Fortsville were both no shows.

108 Butler Rd Moreau	8/5/2026	Complaints about chickens and a rooster being on the property. After investigating, a letter violation has been sent.
71 Bluebird Rd SGF	8/5/2026	Deck framing inspection
3 Fuller Rd SGF	8/5/2026	A couple of neighbors complained about junk. I have sent a letter of violation. 8/12 – a dumpster is on site and it has been cleaned.no longer in violation.
237 Ft Edward Rd Moreau	8/5/2026	After taking some photos of another property, I noticed this home that has a lot of junk and unregistered cars on site. A letter of violation has been sent.
5 Azalea Ct SGF	8/6/2026	Porch roof inspection
73 Feeder Dam 28 Bluebird Knolls 1693 Rt 9 13 Sandy Blvd 58 Sisson Rd 59 Bluebird Rd	8/6/2026	Decks completed - Final inspection Conformed demo completion Fence Completed Fence completed Fence completed, has unpermitted shed, violation sent Shed installed – final inspection, CC issued
564 Bluebird Rd Moreau	8/6/2026	The homeowner came in with her deck application, final inspection done. No longer in violation.
1356 Rt 9 Moreau	8/7/2026	I met with the property owner for almost 2 hours to discuss his business and the cleaning of his property. He cut the grass, first time in 2 years. He will be selling the trailer that is along Rt 9, and he will move his vehicles so they can be seen and listed on the internet.
484 Gansevoort Rd Moreau	8/10/2026	I have sent the homeowner a letter requesting that he contact me or stop in to discuss his intentions with this house as he is not living there and the property looks terrible.

Thornapple Dr Gansevoort	8/10/2026	Had a complaint that Fox Pest Control was going door to door without a peddler's license. By the time I got there, they were no longer on site. I also checked Sweet Rd and Snowberry. No luck.
28 Grey Fox Moreau	8/11/2026	Footings inspection
1 Woodlawn Ave SGF	8/11/2026	Pool permit issued
484 Gansevoort Rd Moreau	8/12/2026	Yesterday we received a complaint/concern over this home as the owner has just left it unattended/vacant. I have already reached out to this homeowner, and I am waiting his response.
Moreau Town Court	8/12/2026	I finally had the owners of 9 Ryder Rd in for arraignment. Return date is 9/7/26.
478 Fortsville Rd. Gansevoort	8/12/2026	I received a call from the property owner; the first container is full. The property is looking better already.
97 Potter Rd Gansevoort	8/12/2026	While looking at another property, I came across a Home Depot truck making a delivery. I looked at the yard and there was a pole barn being built in the backyard without permits. I also noticed a new fence and shed. I returned in the afternoon, met with the homeowner and gave him the necessary applications.
108 Butler Rd Moreau	8/13/2026	I met with the homeowner and walked the back yard of the property. No rooster on site. She had watched her mother's rooster when she was on vacation but said she will not do that anymore. I looked at the chicken coop and she is in compliance. Application approved.
1396 Rt 9 Moreau	8/13/2026	I noticed that the property has started to look better as the owner had started taking down some of the trees and brush that were growing around the vehicles and the large trailer along the road is now listed with a for sale sign.

14 Columbine Rd SGF	8/13/2026	Site visit and fence and gazebo permit approved.
18 Michael Rd Moreau	8/13/2026	Fence permit and CC issued.
14 Jamaica Ave SGF	8/13/2026	The homeowner called me as she received the letter I had sent her regarding the missing gate on her pool stairs. She will have one installed and will get back to me once its installed.
405 Fortsville Rd Gansevoort	8/13/2026	The husband of the deeded owner call me upset that there is a bench warrant for her. I explained that she has missed court 3 times and she should contact the court.
478 Fortsville Rd Gansevoort	8/14/2026	Container #2 delivered
5 Birch Dr Ft Edward	8/14/2026	Deck framing inspection done
15 Doe Run Gansevoort	8/14/2026	Someone had notified me that there may have been an illegal apartment over the garage. None was found. No violation.
4 Briarhurst Dr Gansevoort	8/17/2026	Deck framing inspection.
8 Wynnefield Dr SGF	8/17/2026	Septic installation inspection
189 Reynolds Rd Moreau	8/18/2026	Received a few noise complaints from these homeowners as the husband has been doing burnouts in his car and racing his motorcycle up and down Reynolds road. I had to refer them to the local authorities to handle.

Moreau Town Court	8/19/2026	I had the homeowner of 405 Fortsville Rd arraigned in court and we spoke afterwards. She filled out the fence permit and invited me to the property to check the progress. Due back in court 9/2/26.
7 Crocus Dr. SGF	8/19/2026	Septic permit reviewed and approved.
103 Feeder Dam Rd SGF	8/19/2026	I met with the homeowner and reviewed his future garage site, and the permit for a garage was issued.
123 Ft Edward Rd Ft Edward	8/19/2026	The property owners had come in to discuss installing a carport on the property. However, the location would require a variance which would alert the neighbor that they have an ongoing dispute. They decided not to go forward.
478 Fortsville Rd Moreau	8/19/2026	Dump container #2 full and removed, 3 was delivered.
3 Lafond Dr Gansevoort	8/20/2026	Deck framing inspection done.
210 Washburn Rd Gansevoort	8/20/2026	Plumbing inspection, contractor was a no show.
	8/24/2026	Plumbing inspected.
12 Hidden Pond Gansevoort	8/20/2026	C/O inspection completed.

333 Selfridge Rd Gansevoort	8/21/2026	Deck footing inspection completed
1392 Rt 9 Moreau	8/21/2026	A homeowner on Fawn Rd had complained about a very early garbage container pickup. A formal letter of violation was issued to Casella.
11 Sisson Rd SGF	8/21/2026	A neighbor complained about the number of unregistered cars on the property. I will be up there on Monday to investigate.
18 North Rd SGF	8/21/2026	Septic permit application received. Upon site review, it was approved.
31 Briarhurst Dr Gansevoort	8/21/2026	FOIL Request
11 Royal Pines Moreau	8/21/2026	The homeowner came in with an idea to expand his outside rec area by building a floating deck over part of his leach field. While compliant with code, I suggested it's not the best idea, the project was dismissed.
108 Butler Rd Gansevoort	8/24/2026	Another complainant came in over a rooster in the am. Actually it's a dominant hen, and the owner will use a choker on it.
28 Woodlawn Rd SGF	8/24/2026	Septic inspection
14 Jacobie Rd SGF	8/24/2026	I had contacted the homeowner regarding unpermitted chickens and a rooster. She is trying to find a home for the rooster and she will be dropping off the chicken permit later this week.

9 Mountain View SGF	8/24/2026	The homeowner had called with many questions regarding replacing his wooden deck. Additionally, he had complained about his neighbor's house that had a hazmat team in there several weeks ago when they removed the homeowner and several dead animals, there are still a few unregistered cars in the driveway. A letter will be sent to the POA.
478 Fortsville Rd Moreau	8/25/2026	Arrangements for container #3 to be picked up
99 Sisson Rd SGF	8/25/2026	A neighbor complained about the amount of junk on this property. Upon investigation, there is a lot of junk, 5 unpermitted buildings and a 40ft storage container on site. A letter of violation has been sent.
58 Sisson Rd 6 West Rd 75 Harrison Ave 152 Butler Rd	8/25/2026	Final sites visits for fence installations, permits closed

Town of Moreau
Inspection Schedule
08/01/2026 - 08/25/2026

Inspection Date/Time	Inspection Type	Inspector	Location	Identifier	Permit Type	Permit #
8/3/2026 9:46 AM	Final Inspection	Philip Cancelliere	6 Thornapple Dr	77.12-1-20	Deck/Porch	2026-0194
8/3/2026 12:37 PM	Site Inspection	Philip Cancelliere	251 Fort Edward Rd	50.-3-35.1	Burning Permit	2026-0209
8/3/2026 12:39 PM	Site Inspection	Philip Cancelliere	4 Marine Dr	49.41-2-27	Pool- In Ground	2026-0196
8/3/2026 1:33 PM	Certificate of Compliance	Philip Cancelliere	1715 Route 9	49.52-1-41	Renovation- Res	2026-0172
8/4/2026 10:06 AM	Certificate of Compliance	Philip Cancelliere	Murphy's Cottage Crafts 1555 Route 9	63.2-1-35.2	Accessory	2026-0116
8/4/2026 10:36 AM	Final Inspection	Philip Cancelliere	3 Lafond Dr	76.2-1-43	Roof	2026-0198
8/4/2026 12:21 PM	Foundation	Philip Cancelliere	8 Cider Hill Dr	89.10-1-11	Dwelling- One	2026-0097
8/4/2026 12:24 PM	Final Inspection	Philip Cancelliere	555 Selfridge Rd	63.4-2-52	Septic Permit	2026-0190
8/5/2026 12:40 PM	Site Inspection	Philip Cancelliere	428 Fortsville Rd	77.-4-27	Renovation- Res	2024-308
8/7/2026 12:41 PM	Site Inspection	Philip Cancelliere	210 Washburn Rd	89.-2-25	Garages & Pole	2026-0224
8/7/2026 12:43 PM	Framing	Philip Cancelliere	18 Macory Way	89.17-1-13	Addition- One	2026-0049
8/7/2026 12:55 PM	Footings	Philip Cancelliere	2 Oakwood Dr	49.50-2-5	Garages & Pole	2026-0153
8/10/2026 9:33 AM	Certificate of Compliance	Philip Cancelliere	39 Oak View Dr	77.7-2-27	Fence	2026-0108
8/10/2026 12:44 PM	Damp proofing	Philip Cancelliere	8 Cider Hill Dr	89.10-1-11	Dwelling- One	2026-0097
8/10/2026 12:45 PM	Final Inspection	Philip Cancelliere	370 Fortsville Rd	77.-2-37	Roof	2026-0085
8/10/2026 12:46 PM	Foundation	Philip Cancelliere	230 Redmond Rd	62.12-1-11	Addition- One	2026-0171
8/10/2026 12:47 PM	Plumbing	Philip Cancelliere	15 Macory Way	89.17-1-19	Dwelling- One	2026-0031
8/10/2026 1:53 PM	Footings	Philip Cancelliere	42 Briarhurst Dr	76.2-1-22	Dwelling- One	2026-0188
8/12/2026 12:50 PM	Final Inspection	Philip Cancelliere	72 Feeder Dam Rd	49.41-3-2	Septic Permit	2026-0207
8/12/2026 3:36 PM	Final Inspection	Philip Cancelliere	39 Oak View Dr	77.7-2-27	Roof	2026-0117
8/13/2026 12:42 PM	Foundation	Philip Cancelliere	2 Oakwood Dr	49.50-2-5	Garages & Pole	2026-0153
8/13/2026 12:50 PM	Ice/Water Shield	Philip Cancelliere	14 Hidden Pond Way	89.9-2-7	Dwelling- One	2026-0088
8/14/2026 12:00 PM	Certificate of Occupancy	Philip Cancelliere	1613-1617 Route 9	63.-1-12	Manufactured	2026-0074
8/17/2026 9:11 AM	Site Inspection	Philip Cancelliere	71 Bluebird Road	50.62-2-24.11	Deck/Porch	2026-0193
8/17/2026 12:53 PM	Final Inspection	Philip Cancelliere	12 Paris Rd	62.-4-4	Pool- Above	2026-0181
8/17/2026 2:50 PM	Certificate of Compliance	Philip Cancelliere	lots 58 335 Reynolds Rd	63.4-1-43	Accessory	2026-0150
8/18/2026 9:54 AM	Insulation	Philip Cancelliere	202 Bluebird Rd	50.-2-19.2	Addition- One	2025-248
8/18/2026 10:12 AM	Footings	Philip Cancelliere	259 Burt Rd	64.-2-71.2	Accessory	2025-352
8/18/2026 12:47 PM	Insulation	Philip Cancelliere	15 Macory Way	89.17-1-19	Dwelling- One	2026-0031
8/18/2026 12:54 PM	Footings	Philip Cancelliere	14 Dogwood Dr	49.19-3-21	Accessory	2026-0220

Inspection Date/Time	Inspection Type	Inspector	Location	Identifier	Permit Type	Permit #
8/18/2026 1:37 PM	Foundation	Philip Cancelliere	42 Briarhurst Dr	76.2-1-22	Dwelling- One	2026-0188
8/19/2026 12:51 PM	Damp proofing	Philip Cancelliere	2 Oakwood Dr	49.50-2-5	Garages & Pole	2026-0153

Total Inspections: 32

Town of Moreau

Payment Details

From: 08/01/2026 to 08/25/2026

Created By: All

Parent Type	Transaction	Customer	Payment Type	Payment #	Amount
<i>Payment Date: 08/03/2026</i>					
Solar Panel- Roof	2026-0212	Plug PV LLC	Collected by Clerk	00003486	\$50.00
Site Plan	SPR2026-5	Garden Time	Collected by Clerk	00003532	\$630.00
Site Plan	SPR2026-5	Garden Time	Collected by Clerk	00003533	\$2,500.00
Deck/Porch	2026-0210	Robert Collender	Collected by Clerk	00003470	\$50.00
Payment Date 08/03/2026 Total:					\$3,230.00
<i>Payment Date: 08/04/2026</i>					
Accessory	2026-0178	Jennifer Allison Caffarel	Collected by Clerk	00003471	\$50.00
Accessory	2026-0179	Jennifer Allison Caffarel	Collected by Clerk	00003472	\$50.00
Fence	2026-0216	Michael Terrio	Collected by Clerk	00003473	\$25.00
Fence	2026-0217	Brad & Jessica Simon	Collected by Clerk	00003474	\$25.00
Payment Date 08/04/2026 Total:					\$150.00
<i>Payment Date: 08/05/2026</i>					
Dwelling- One Family	2026-0188	David Eastman	Collected by Clerk	00003513	\$565.57
Deck/Porch	2026-0219	Scott Montgomery	Collected by Clerk	00003475	\$50.00
Pool- Above Ground	2026-0218	Scott Montgomery	Collected by Clerk	00003487	\$50.00
Payment Date 08/05/2026 Total:					\$665.57
<i>Payment Date: 08/06/2026</i>					
Accessory	2026-0222	Michelle Linendoll	Collected by Clerk	00003489	\$50.00
Payment Date 08/06/2026 Total:					\$50.00
<i>Payment Date: 08/07/2026</i>					
Pool- Above Ground	2026-0223	Branden Aird	Collected by Clerk	00003490	\$50.00
Garages & Pole Barns- Res	2026-0224	Blue Jay Meadows Farm LLC	Collected by Clerk	00003491	\$345.60
Fence	2026-0225	John DeRosia	Collected by Clerk	00003492	\$25.00
Payment Date 08/07/2026 Total:					\$420.60
<i>Payment Date: 08/10/2026</i>					
Pool- In Ground	2026-0226	Michael Terrio	Collected by Clerk	00003493	\$50.00
Keeping of Chickens	2026-0227	Kristen Nicole Bonner	Collected by Clerk	00003494	\$50.00
Payment Date 08/10/2026 Total:					\$100.00
<i>Payment Date: 08/11/2026</i>					
Accessory	2026-0228	Thomas Speziale	Collected by Clerk	00003528	\$72.00
Payment Date 08/11/2026 Total:					\$72.00
<i>Payment Date: 08/13/2026</i>					
Accessory	2026-0211	Stephen Podnorszki	Collected by Clerk	00003529	\$50.00
Accessory	2026-0232	Cory Russell	Collected by Clerk	00003496	\$50.00
Demolition	2026-0233	Dan's Hauling & Demo Inc	Collected by Clerk	00003497	\$50.00
Payment Date 08/13/2026 Total:					\$150.00

Town of Moreau
Payment Details

Parent Type	Transaction	Customer	Payment Type	Payment #	Amount
<i>Payment Date: 08/14/2026</i>					
Accessory	2026-0220	Groundworks LLC	Collected by Clerk	00003506	\$50.00
Garages & Pole Barns- Res	2026-0221	Kyle Depew	Collected by Clerk	00003505	\$336.00
Accessory	2026-0234	Liza Liberty	Collected by Clerk	00003502	\$50.00
Fence	2026-0235	Liza Liberty	Collected by Clerk	00003503	\$25.00
Manufactured Home-Install	2026-0236	Second Garden Park Partnership	Collected by Clerk	00003498	\$150.00
Accessory	2026-0237	Second Garden Park Partnership	Collected by Clerk	00003499	\$50.00
Manufactured Home-Install	2026-0238	Garden Homes Management	Collected by Clerk	00003500	\$150.00
Accessory	2026-0239	Garden Homes Management	Collected by Clerk	00003501	\$50.00
Payment Date 08/14/2026 Total:					\$861.00
<i>Payment Date: 08/19/2026</i>					
Septic Permit (OWTS)	2026-0240	Frank Palangi	Collected by Clerk	00003530	\$50.00
Fence	2026-0248	Heidi Faulkner	Collected by Clerk	00003531	\$25.00
Septic Permit (OWTS)	2026-0242	IBS Septic & Drain	Collected by Clerk	00003521	\$50.00
Payment Date 08/19/2026 Total:					\$125.00
<i>Payment Date: 08/20/2026</i>					
Dwelling- One Family	2026-0229	Cerrone Land Holdings LLC	Collected by Clerk	00003522	\$588.57
Dwelling- One Family	2026-0231	Cerrone Land Holdings LLC	Collected by Clerk	00003523	\$607.89
Dwelling- One Family	2026-0230	Cerrone Land Holdings LLC	Collected by Clerk	00003524	\$597.54
Garages & Pole Barns- Res	2026-0244	Scott Whipple	Collected by Clerk	00003525	\$115.20
Septic Permit (OWTS)	2026-0245	LDS Excavating LLC	Collected by Clerk	00003526	\$50.00
Payment Date 08/20/2026 Total:					\$1,959.20
<i>Payment Date: 08/24/2026</i>					
Accessory	2026-0247	Mark Sassone	Collected by Clerk	00003527	\$50.00
Payment Date 08/24/2026 Total:					\$50.00
Grand Total:					\$7,833.37

**TOWN CLERK'S OFFICE
MONTHLY REPORT
August 2026**

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TOWN OF MOREAU
SUPERVISOR'S OFFICE

In the month of August, this office completed the following tasks in addition to collecting the various fees represented in the attached Financial Summary Report.

WATER Total water collected in August (excluding meters): \$33,558.10; Sewer: \$45,147.40

MISC. NYSDEC Licenses Issued – 451 (8.5x the number sold in July)
FOIL requests processed all or in part – 9
Handicapped Parking Permits Issued – 45 permanent, 10 temporary

DOGS Dog License Notices Mailed: renewals August & September – 67 / 94; 84 delinquents
In an effort to ease September tax/water collection, September dog renewals were mailed the first week of August.
Dog Licenses issued in August – 115: 4 new & 111 renewals. 54 belong to seniors 60+.

MEETINGS Erin participated in Town Board meetings on August 11, 25, and the month-end audit on August 27. Krissy attended the August 25 meeting in anticipation of being able to participate in a meeting in the near future.

MINUTES Minutes were produced for the Town Board meetings dated June 29, August 11, 25, and for the audit meeting on August 27.

NOTES Maria has returned to the office! She is recovering well and her cheerful, upbeat disposition is very welcome back on the team.

 School taxes went out on schedule and payments are coming in. We received a check scanner from the school's bank, which will help speed up tax payment processing and reduce turn-around time when payment issues arise.

 Our August 11 "disposition day" with Town Court was a success and we look forward to another purge next year.

If you have any questions, please do not hesitate to speak with me.

Erin Trumbley
Town Clerk

submitted 9/4/2026

Account#	Account Description	Fee Description	Qty	Local Share
A1255	Conservation	Conservation	19	85.72
	Marriage Lic.	MARRIAGE LICENSE FEE	8	140.00
	Misc. Fees	Certified Copies	23	230.00
		Photocopies	2	0.50
		Vital Record Search	1	10.00
	One Day Officiant License	One Day Officiant License	1	25.00
Sub-Total:				\$491.22
A2089.11	Misc. Fee	Rec. Pavilion Rental	18	1,050.00
	Misc. Fees	Rec. Donation-concessionstand	1	213.00
Sub-Total:				\$1,263.00
A2089.12	Misc. Fees	Rec. Field Use Fees	2	370.00
Sub-Total:				\$370.00
A2089.13	Misc. Fees	Rec-Flag Football	56	1,725.00
Sub-Total:				\$1,725.00
A2501	General Lic.	Peddler License	5	125.00
	Misc. Fees	Business Licenses	8	850.75
Sub-Total:				\$975.75
A2540	Wagering Fees	Bingo Proceeds	1	15.60
Sub-Total:				\$15.60
A2544	Dog Licensing	Exempt Dogs	2	0.00
		Female, Spayed	62	558.00
		Female, Unspayed	5	60.00
		Male, Neutered	41	369.00
		Male, Unneutered	5	60.00
	Senior 60+ Discount	Senior 60+ Discount	54	-270.00
Sub-Total:				\$777.00
B1560	Building Permit Fees	Building Permits	41	8,107.95
Sub-Total:				\$8,107.95
B1601	Misc. Fees	Death/birth Cert.	16	160.00
Sub-Total:				\$160.00
B2115	Copies/printing re: Planning	Copies/printing	4	1.00
Sub-Total:				\$1.00
CWD 2140	Misc. Fees	CWD - Rents	13	24,672.46
Sub-Total:				\$24,672.46
CWD 2142	Misc. Fees	CWD - Capital Charges	12	7,997.12
Sub-Total:				\$7,997.12
CWD 2144	Misc. Fees	CWD - Miscellaneous Fees	7	450.64
Sub-Total:				\$450.64
CWD 2148	Misc. Fees	CWD - Penalties	5	437.88
Sub-Total:				\$437.88

Account#	Account Description	Fee Description	Qty	Local Share
GI360	Sewer District GI	Sewer District GI	2	19,657.58
			Sub-Total:	\$19,657.58
GV360	Sewer District GV	Sewer District GV	3	25,489.82
			Sub-Total:	\$25,489.82
			Total Local Shares Remitted:	\$92,592.02
Amount paid to:	NYS Ag. & Markets for spay/neuter program			133.00
Amount paid to:	NYS Environmental Conservation			1,401.28
Amount paid to:	Shelter Contribution			50.00
Amount paid to:	State Health Dept. For Marriage Licenses			180.00
Total State, County & Local Revenues:		\$94,356.30	Total Non-Local Revenues:	\$1,764.28

To the Supervisor:

Pursuant to Section 27, Sub 1, of the Town Law, I hereby certify that the foregoing is a full and true statement of all fees and monies received by me, Erin Trombley, Town Clerk, Town of Moreau during the period stated above, in connection with my office, excepting only such fees and monies, the application of which are otherwise provided for by law.

Supervisor_____
Date_____
Town Clerk_____
Date

TOWN HISTORIAN AUGUST 2026 MONTHLY REPORT

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SUPERVISOR'S OFFICE

August 3rd - On August 1st, 2026, I received from the USPS the three-volume set of *BACKWARD GLANCES* by Howard C. Mason. The Town board approved in May 2026 to allow the Historian's Office to spend up to \$65 to make the purchase. The Town of Moreau set is in excellent condition with very little wear to the pages and strong binding for a quasi-paperback book on local tri-county area history.

I want to thank and commend the Town Board to allow this purchase.

August 3rd - I received an email from Charlene Blank asking for information on her family. Below is a copy of her email:

Dear Historian,

I am currently conducting family history research regarding the Howard family, who resided in the Gansevoort/Moreau area during the early 1930s. I am writing to see if your archives hold the school attendance registers or trustee census reports for this period, as I am trying to clarify the dates of a specific historical event. Specifically, I am looking for information on two sisters who attended a local one-room school (likely town of Moreau District 10 or Town of Northumberland District 2) around 1932-1935:

Elaine Carolyn Howard Born August 6, 1923

Shirley Arlene Howard Born December 6, 1920

Parents: Charles Edwin Howard and Sara Howard

The girls were taught by an adored teacher named Mrs. Lynch around 1933.

During this time, Elaine struggled academically (the reason was found out years later) and was involved in a serious accident that caused her to miss several consecutive months of school. I am trying to determine the exact dates of this accident, the nature of her extended absence, and any context regarding her school performance during those years. I would also appreciate any information about Mrs. Lynch, her first name, age, etc.

If you have the **Teacher's Daily Attendance Registers** or the **Annual Trustee Census Reports** for the Gansevoort/Moreau school districts from 1932 to 1935, would you be able to check if Elaine and Shirley Howard appear on the rosters? Any markings regarding Elaine's long-term medical absence or grade retention would be incredibly valuable to our family history. All of the people mentioned here have been deceased for many years.

Thank you so much for your time, dedication to preserving our local history, and any guidance you can provide on accessing these records.

Since this is not a genealogy question, a request for information on an event with our town makes this an intriguing research project. I will be working with our local school district to verify where they went to school as they were attending school before the local school district was formed in 1946-7. Then verify the accident with a primary document. Hopefully a newspaper story. And finally, the schoolteacher. Mrs. Lynch could be Ruth Lynch a famous local artist.

Aug. 7th - I spent three hours researching the above inquiry.

Aug. 11th - I spent two hours at WCHS reviewing their collection on Asa Fitch. Dr. Fitch was a local doctor, entomologist, and collector of oral history in 1847-54 in Washington County. What people remembered about the Revolutionary War and early 19th events. Some names and locations are mentioned in our town and county.

Aug 12th - I am researching the Charlene Banks' inquiry at CPL. I spent four hours researching the history of the why and when the middle school was built.

Aug. 13th - Continued another two hours at the CPL researching the Bank's inquiry. Now my research has broadened with the history of Oliver Winch Middle School beginnings as our community's second high school. There is a story here that is worth sharing. I plan to do Facebook posts on my THE GREAT CARRYING PLACE. It's worthy of a short story. Maybe a few posts out of it.

Aug. 17th - I am continuing to research the timeline of the middle school on Hudson Street. I recieved an email from Marjorie Gell. I have been aiding in her research of property her ancestor own in the 18th Century on the Snook Kill. Her ancestor was a Loyalist as he acquired his land from his service in the French and Indian War for the crown. I will probably meet up with her as she will need to go to Albany County Records, which was the county of record before the Revolutionary War.

Also, a second inquiry, this from Mr. John Smith. The deputy clerk got his cell number, and I got in contact with him. He told me when he was 16, he signed some papers. My quick

search at the Saratoga County Clerk's office, I found the deed to the cemetery. The deed ties in a "Smith Family Cemetery Corporation" of ownership of the cemetery.

was made a trustee of the Smith Family Cemetery Corporation. He is now 32 years old. This was him signing to be a director, one of three directors. One of those directors has recently passed. I told him, I could not find any record of the corporation being filed with the county. He was thankful for the information I provided.

Aug. 19th - I went to the Saratoga County clerk's Office to research the Smith Family Cemetery Corporation. I spent an hour there. First, I had help from the clerk's office looking for corporation papers for the cemetery. I failed to find anything. That was i didn't research far enough towards today's date. Mr. Smith sent me a photo of a paper to show an update of directors' file with the county on January 28th, 2010, date August 15, 2009. Then I went to the map drawer label CC to review several maps relating to our town and village. One that I found interesting was a map on the electric trolley line that ran through the village and back to Glens Falls. That map was difficult to view information. I was able to work with the Real Property Tax Service Agency to view one part of the Greenwich & Schuylerville Electric Railroad survey map. Clerk Kimberly is going to assist my research into looking for more of the railroad survey maps of this extension done in the early 20th century.

Aug. 20th - Today I met with Krystal for an hour to review the procedures on request for attending a conference that involves travel and milage reimbursement.

Aug 22nd - Earlier this month, I made overtures to SGFCSD about two items. First was speaking to the business manager to get access to school records for pre-centralization of the school district. This was in response to my research on Howard children. I have been granted permission by the business manager of the district. I will be working with the middle school principal for a scheduled appointment.

The curriculum principal has invited me to an online meeting on September 24th.

Below is the email I received from Tim Dawkins.

I want to use this email to introduce you to the town of Moreau's and the Village of South Glens Falls's Historian, Mr. Reed Antis. Mr. Antis and I had a conversation today, and he expressed interest in connecting with some of our high school students about topics pertaining to the history of our community. I thought that the Seal of Civic Readiness Capstone Project students might be a great place to start.

While I know that these are not traditional history projects and are focused on looking at problems of practice in our surrounding community and offering potential solutions, I thought it might be interesting for some of our students to get perspective on local history that might be pertinent to their projects.

Regardless, Mr. Antis is a good contact for you and the rest of the Social Studies Department members to have, which is also why I am cc-ing Laurie Gutheil.

Mr. Antis, Laurie is our Instructional Teacher Leader for HS Social Studies and can share your contact with the rest of the department. Thanks again for reaching out, and I'm glad we connected.

And this email from principal Jerry Gibson:

As an Elementary Principal group, we met today and discussed our interest in meeting with you to discuss what lessons or presentations could look like here at SGF. We meet monthly as a group and would like to invite you to a virtual meeting with us on September 24th at 11:00.

Aug. 24th - Composed a letter to the Moreau ZBA in opposition to the proposed private cemetery on Burt Road. Continued research on private cemetery on Reservoir Road. There are families that I am aware of are involved. Surnames: Smith, Kearney, Ginter, and Losaw.

Aug. 25th - Spent 2 hours doing deed research about the Smith Cemetery.

I have no further to share about the Smith Cemetery as of yet. I am waiting for a reply from the Losaw family I am in contact with.

Aug. 31st - I spent 3 hours researching the Hudson Valley Railway and the Glens Falls, Sandy Hill & Fort Edward Railway at the Folk Life Center at CPL. I spent 3 hours researching the Whipple Building at the corner of Fifth Street and main Street. I shall have a folder with pertinent information about this interesting location in our Village.

Submitted Respectfully

Reed Antis

Town Historian

**Town of Moreau Highway
Monthly Activity Report
August 2026**

Road Work:

1. Roadside garbage clean up
2. Tree trimming & cutting as needed, townwide
3. Patching done as needed, townwide
4. Street sweeping, townwide
5. Roadside mowing, townwide
6. Painted dry well lines
7. Maplewood Pky.- finished paving
8. Middleton Dr.- blacktop prep, paved
9. Thornapple Dr.- blacktop prep, paved

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Other Work:

1. Equipment & truck maintenance
2. Shop work & yard work
3. Beaver dam maintenance
4. Emergency work on Nolan Rd. boat launch at water break

Chris Abrams
Highway Superintendent

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TOWN OF ARDEN
SUPERVISOR

August 2026 Water & Sewer Department Monthly Report

- Cut out damaged sidewalk/roots @ Recreation Department for new pavement by batting cages
- Preconstruction meeting with national grid for Fort Edward Rd/Bluebird Rd gas main project
- Marked sewer and water infrastructure from Fort Edward rd./ Bluebird rd. & Sisson rd.
- Water line inspection done @ 8 Wynnefield Dr.
- Water line inspection done @ 22 VanBuren rd.
- Downed power line @ Farnan rd. caused pump station to lose power back up generator kicked on but over heated-coolant was added
- TTHM/HAA5 sampling was done on 8/10/26- samples brought to J.H. Lab for analysis-Results sent to department of health for state reporting
- Ordered 2-inch Octave meter for The Porches MHP expansion project
- Adirondack Fence fixed gate @ Mac Rd water tower facility
- Turned on water @ 22 Vanburen rd. Pressure tested line and inspected meter installation
- Semi annual water readings completed
- 6 Monthly water samples completed for department of health reporting
- Sewer stickers for grinder pump panels made @Kingsbury printing
- Sewer stickers put on all grinder pump panels in the town
- Quarterly cleanout of Fitzgerald's Restaurant done by Action Septic-pumps pulled for inspection/cleaning of grease
- 1632 Route 9 new water service installed by the Water Dept.-water meter installation inspected/pressure tested line
- Meeting @ Saratoga County Water Authority for Spier Falls Station
- Water Main leak from Queensbury connection @ Nolan rd. boat launch-Tom Kubricky Construction contacted to help with repairs
- Ordered & received a shipment of chlorine
- 35 Merritt rd. water shut off for plumbing repairs
- Found broken riser & lid for grinder pump1386-1388 Route 9
- Installed riser and lid for the Recreation Department on septic tank by girls softball fields

August 2026

Daily Rounds

Daily rounds are done 365 days a year

from 7:00am-10:00am

- **Mac Rd Water Tower** – Check chlorine residual by taking a test from faucet with pocket analyzer [] Record cl2 usage [] Fill chlorine barrel if chlorine is low [] Check & record live reading of Hach analyzer [] Monitor reagents & change if low [] Daily housekeeping of station
- **Spier Falls Pump Station**- Check chlorine residual by taking a test from faucet with pocket analyzer [] Check & record live reading of Hach analyzer [] Monitor reagents & change if low [] Record water usage reading from SCADA [] Record total water usage reading from meter on pipe [] Daily Housekeeping of station
- **Route 9 Sewer Station**- Check Both Pumps in tank are Operational & Functioning properly [] Check for alarm history on SCADA [] Take reading from Nolan for total sewer usage & daily flow [] Daily Housekeeping of station
- **Sisson Rd Water Tower**- Check chlorine residual by taking a test from faucet with pocket analyzer [] Record cl2 usage [] Fill chlorine barrel if chlorine is low [] Check & record live reading of Hach analyzer [] Monitor reagents & change if low [] Daily housekeeping of station
- **Farnin Rd Sewer Station**- Check Both Pumps in tank are Operational & Functioning properly [] Check for alarm history on SCADA [] Take daily sewer usage reading & log it into notebook for monthly report [] Daily Housekeeping of station
- **VanBuren Sewer Station**- Read sewer totalizer & log it into note book for monthly report [] Daily housekeeping of station
- **Nolan Rd Water Tower**- Check chlorine residual by taking a test from faucet with pocket analyzer [] Record cl2 usage [] Fill chlorine barrel if chlorine is low [] Check & record live reading of Hach analyzer [] Monitor reagents & change if low [] Document SCADA information from the computer into daily report book [] Adjust height of water in tower depending on demand from SCADA [] Check emails & respond [] Check voicemails & respond [] Daily housekeeping of station
- **BlueBird Sewer Station**- Check Both Pumps in tank are Operational & Functioning properly [] Open enclosure and check pump panel for correct operation & maintenance [] Daily housekeeping of facility

Water usage in 1000 gallons		
DATE	Queensbury Nolan Flow	Saratoga Interconnect Flow
Aug-01	811	300
Aug-02	971	300
Aug-03	905	300
Aug-04	892	300
Aug-05	1,131	300
Aug-06	1,171	300
Aug-07	1,229	300
Aug-08	1,311	300
Aug-09	1,030	300
Aug-10	1,289	300
Aug-11	1,272	300
Aug-12	1,204	300
Aug-13	1,275	300
Aug-14	1,155	300
Aug-15	1,087	300
Aug-16	966	300
Aug-17	1,047	300
Aug-18	873	300
Aug-19	898	740
Aug-20	263	750
Aug-21	912	250
Aug-22	1,133	250
Aug-23	1,067	250
Aug-24	907	250
Aug-25	820	250
Aug-26	840	250
Aug-27	863	250
Aug-28	793	250
Aug-29	887	250
Aug-30	831	250
Aug-31	885	250
TOTALS	30,718	9,640

Industrial Park

Aug-26	Readings	Usage
8/1/2026	6,461	8,000
8/2/2026	6,469	6,000
8/3/2026	6,475	11,000
8/4/2026	6,486	13,000
8/5/2026	6,499	15,000
8/6/2026	6,514	17,000
8/7/2026	6,531	1,000
8/8/2026	6,532	2,000
8/9/2026	6,534	17,000
8/10/2026	6,551	11,000
8/11/2026	6,562	9,000
8/12/2026	6,571	13,000
8/13/2026	6,584	7,000
8/14/2026	6,591	15,000
8/15/2026	6,606	11,000
8/16/2026	6,617	12,000
8/17/2026	6,629	9,000
8/18/2026	6,638	4,000
8/19/2026	6,642	12,000
8/20/2026	6,654	18,000
8/21/2026	6,672	9,000
8/22/2026	6,681	4,000
8/23/2026	6,685	11,000
8/24/2026	6,696	17,000
8/25/2026	6,713	17,000
8/26/2026	6,730	11,000
8/27/2026	6,741	3,000
8/28/2026	6,744	10,000
8/29/2026	6,754	4,000
8/30/2026	6,758	3,000
8/31/2026	6,761	5,000

Route 9 P.S. Sewer

Aug-26	Readings	Usage
8/1/2026	46,690,936	82,300
8/2/2026	46,773,236	77,008
8/3/2026	46,850,244	86,060
8/4/2026	46,936,304	99,904
8/5/2026	47,036,208	98,868
8/6/2026	47,135,076	106,140
8/7/2026	47,241,216	83,064
8/8/2026	47,324,280	79,508
8/9/2026	47,403,788	89,320
8/10/2026	47,493,108	90,312
8/11/2026	47,583,420	90,120
8/12/2026	47,673,540	89,736
8/13/2026	47,763,276	85,272
8/14/2026	47,848,548	99,804
8/15/2026	47,948,352	91,080
8/16/2026	48,039,432	88,096
8/17/2026	48,127,528	81,320
8/18/2026	48,208,848	75,012
8/19/2026	48,283,860	87,764
8/20/2026	48,371,624	103,584
8/21/2026	48,475,208	91,832
8/22/2026	48,567,040	79,880
8/23/2026	48,646,920	96,160
8/24/2026	48,743,080	114,620
8/25/2026	48,857,700	88,788
8/26/2026	48,946,488	89,604
8/27/2026	49,036,092	67,796
8/28/2026	49,103,888	89,960
8/29/2026	49,193,848	84,196
8/30/2026	49,278,044	67,760
8/31/2026	49,345,804	77,444

Van Buren Sewer

Aug-26	Readings	Usage
8/1/2026	242,949,728	87,872
8/2/2026	243,037,600	95,936
8/3/2026	243,133,536	85,136
8/4/2026	243,218,672	88,144
8/5/2026	243,306,816	78,032
8/6/2026	243,384,848	82,096
8/7/2026	243,466,944	84,720
8/8/2026	243,551,664	74,240
8/9/2026	243,625,904	94,000
8/10/2026	243,719,904	89,216
8/11/2026	243,809,120	81,136
8/12/2026	243,890,256	86,560
8/13/2026	243,976,816	83,568
8/14/2026	244,060,384	83,040
8/15/2026	244,143,424	87,120
8/16/2026	244,230,544	93,568
8/17/2026	244,324,112	89,760
8/18/2026	244,413,872	84,400
8/19/2026	244,498,272	74,928
8/20/2026	244,573,200	91,696
8/21/2026	244,664,896	77,920
8/22/2026	244,742,816	78,736
8/23/2026	244,821,552	96,400
8/24/2026	244,917,952	85,008
8/25/2026	245,002,960	91,390
8/26/2026	245,094,350	86,248
8/27/2026	245,180,598	88,314
8/28/2026	245,268,912	89,961
8/29/2026	245,358,873	88,007
8/30/2026	245,446,880	90,320
8/31/2026	245,537,200	88,080

TOWN OF MOREAU TRANSFER STATION

MONTHLY REPORT FOR AUGUST 2026

1. Accepted recyclables from residents and non-residents.
2. Accepted trash from residents and non-residents.
3. Total revenue for August 2026 was \$30,669.00, and increase of \$2,872.00 from August, 2025 of (\$27,797.00).
4. 10 pallets of electronic recycling were pulled for the month of August.
5. South glens falls hauled in 00 loads of brush for the month.
6. Highway department hauled in few loads of tree trimmings.

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