

A meeting of the Task Force for the Town of Moreau, Saratoga County, State of New York was held at the Moreau Town Hall, 351 Reynolds Road, Moreau, NY 12828 on the 5th day of June 2024 at 6:00 pm.

Town of Moreau
Task Force Meeting 1
Wednesday, June 5, 2024
Meeting Notes

The meeting started at 6:01pm

Task Force Members Present

Ed Smith
Maureen Jones-Jackson
Darren Tracy
Alan Oppenheim
Lisa Ostrander
Loren Sullivan
Bradley Toohill
Pat Killian, ex-officio
John Donohue, ex-officio

Also Present

Josh Westfall Building Planning & Development Coordinator
Katrina Flexon Building Department Clerk

Committee Task: The Town Board enacted a moratorium on zoning districts M1, M1A, and M2 in April. The moratorium on these districts lasts for 9 months, the expiration will be in December 2024. During the moratorium the Town Board intends to update the discussed zoning districts, it is their wish to involve the public in this process. As such they have created a Zoning Task Force Committee to get the public involved. This Committee includes Town residents, businesspeople, and property owners. They will discuss options with the Town Zoning Administrator and produce a proposal to present the Town Board as advisory in the Town Boards decision regarding the zoning districts revision.

Zoning Task Force Kick-off meeting consisted of the following

Introductions
Review of scope
Review of Zoning Map
Alternatives
Public participation & Meeting
Scheduling Next Meeting Date
Outstanding Concerns

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Introductions

Mr. Westfall opened the meeting with introductions as it was the first time all members had come together after being selected to be on the Zoning Task Force.

Review of Scope

Mr. Westfall walked the Committee through a power point presentation to facilitate the meeting outlining and the purpose of the Task Force.

He explained what a moratorium is and its designed purpose.

He emphasized the importance of community engagement and involvement. He also made clear what the Task Force should work off of, consider, and where the priority should be focused.

Review of Zoning Map

Mr. Westfall presented the Committee with a zoning map which indicated zoning districts circled to show what locations the Task Force will be reviewing. He read the permitted uses for the M1, M1A and M2 zoning districts. He also provided the Task Force with a pie chart showing what the current uses are in the discussed zoning districts.

- 00.68% is categorized Agricultural
- 19.76% is categorized Residential
- 55.69% is categorized Vacant land
- 05.99% is categorized Commercial
- 07.19% is categorized Community Services
- 05.39% is categorized Industrial
- 03.59% is categorized Public Services
- 01.77% is categorized Wild, Forested, Conservation Lands, Public Parks

Alternatives

Mr. Westfall provided some suggestions for alternative paths the Task Force could look into as they begin this process. A few options given were 1. No change, 2. Revise each district, 3. Revise one district, 4. Combination of some.

The Committee was provided some examples of what other Towns have for their permitted uses in their manufacturing and industrial districts. They also were given lists of what is specifically not prohibited in these district that was specified in other Town codes. Specific examples provided included Halfmoon, Clifton Park, and Esopus. Mr. Westfall emphasized the Task Force is not limited to thee examples and other towns could be considered.

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Public Participation & Meeting

Mr. Westfall explained to the Task Force that the Town Board has made it known that it is highly desirable to involve public participation in the development of the zoning updates. The Task Force would establish a framework of engagement to access factual information, ask questions, make comments, and develop a clear understanding for the process for updating zoning.

Mr. Westfall indicated the public participation input method would be a total of two public meetings with the Task Force Committee and one or more public hearings in front of the Town Board.

Scheduling Next Meeting Date

Mr. Westfall explained for the next Task Force meeting the expectation is for each member to review the following

- Town code Chapter 149 – related M1, M1A, and M2
- Bulk area tables for M1, M1A, and M2 (Schedule use charts)
- Definitions (Article II)
- Town code Chapter 149-24 and 149-25
- Article V and VI
- Town code Chapter 92 and 113
- All materials provided in Task Force Meeting 1 folder
- Public Meeting event notes
- Other Town Zoning Codes

Outstanding Concerns

Mr. Westfall asked the Committee if they has any outstanding concerns.

Mrs. Ostrander asked about the Town traffic study, when will that be performed.

Mr. Westfall indicated that the Planning Board is in the process of reviewing this need and may make a recommendation to the town Board on septic locations.

Mr. Westfall went on to say that he has spoken with Glens Falls Adirondack Transportation Council. They may be interested in assisting and typically fund the majority of the cost.

Mr. Killian asked about noise requirements and decibel ratings in our Town.

Mr. Westfall stated there are no specific details in the code as of now.

Mr. Killian inquired about tax breaks other town use to attract these businesses.

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Mr. Westfall stated he was not sure and he would look into it.

Mr. Oppenheim inquired what the Town's stance on wearing two hats during this zoning update process as a property owner in the industrial zone and a facilitator of the zoning changes.

Mr. Donahue states that he can't speak for the Town, but he believes in growth in the Town but growth that makes sense.

Mrs. Ostrander stated she would like to see a focus on business growing but doing it with the intention of protecting the community.

Mr. Sullivan inquired what Mr. Oppenheim envisions for the Industrial Park.

Mr. Oppenheim stated the Industrial Park was built towards having heavier industry in that location, he did not feel that light industrial permitted uses would fare well in the park such as professional offices or a daycare. He states from a property owners perspective he would like uses that are good for the Town.

Discussion

Mr. Westfall stated he would like to schedule the next Task Force meeting while everyone is here. He suggested July 9th 6:00pm - 7:30pm.

The Task Force agreed to this scheduled time.

**** Update ****

The Task Force meeting 2 has been rescheduled to July 11th 6:00pm – 7:30pm.

Mr. Westfall invited the Committee to discuss any thoughts or ideas that would be constructive for the purpose of updating the zoning districts.

Mrs. Ostrander mentioned adjusting and relocating the industrial and manufacturing zoned areas closer to Route 9, so it is not near dense residential areas.

Mr. Tracy suggested during the informal public meeting one way to encourage public participation would be to print out zoning maps for the public to draw on to indicate where they would like to see the zones moved to.

Mr. Westfall suggested adding uses to the zoning schedules of M1, M1A and M2 might be a viable option to open up more opportunities for businesses to move into these zones.

Mr. Sullivan brought up an Industrial Park in Guilderland that he frequented. He said there is a variety of uses in that park which also has access to a railway. He suggested if the zone has the

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opportunity to gain access to the railway it could welcome more interest from industrial and manufacturing businesses.

Mr. Toohill stated that he moved to Moreau a few years ago so he is looking for some background as to why there was an Industrial Park located in that specific location with residential so near.

Mrs. Jones-Jackson requested a breakdown of M1, M1A, and M2 zoned areas specifically of the wetland and residential that take place in the discussed zoned areas.

Mrs. Jones-Jackson inquired how many vacant parcels are Town owned in the Industrial Park, and how many acres in the Industrial park are usable acres compared to wetland acres.

Mrs. Jones-Jackson stated that water and sewer infrastructure would be something to consider to help the manufacturing and industrial zoned areas.

Mr. Smith stated the vacant land along Route 9 would be ideal for rezoning to commercial.

Ms. Flexon restated thoughts and ideas to the Task Force prior to the closing of the meeting.

The meeting was adjourned at 7:31 pm.

Meeting Notes Taken By,

Katrina Flexon