

A meeting of the Town of Moreau Planning Board was held on January 27, 2014 in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York.

Present:

G. Peter Jensen	Chairman
Linda Riggi	Planning Board member
Reed Antis	Planning Board Member
John Arnold	Planning Board member
Erik Bergman	Planning Board Member

Absent:

Ron Zimmerman	Planning Board Member
Dave Paska	Planning Board Member

Also present: Joe Patricke, Code Enforcement Officer and Tricia Andrews, Recording Secretary

Chairman Jensen called the meeting to order at 7:00p.m.

The minutes of the December 16, 2013 meeting were reviewed. Mr. Arnold motioned to approve the minutes of the December 16, 2013 meeting as written and Mrs. Riggi seconded. Motion carried unanimously.

**#1 Hooper Subdivision
Route 197 and West River Road
Final Approval**

Mr. Hooper has already been before the Board and at the request of the applicant a Final Approval was delayed in order for him to take care of some items. Mr. Patricke verified that everything outstanding has been completed satisfactorily and that the home on the property has been removed. Mrs. Riggi motioned to grant final subdivision approval and Mr. Bergman seconded.

There was further discussion regarding whether issues with the layout of the driveway, single ingress/egress, passing zones, and 20 ft. minimums were met. Mr. Antis asked about archeological and historical review and was told that had been handled for preliminary approval. Mr. Patricke commented that the Environmental Assessment Form completed on Sept. 16 would have answered concerns, it includes archaeology.

Mr. Arnold asked if the draining projects had been completed, given that they would be easier for the applicant to pursue under his current zoning than after subdivision.

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Mrs. Hooper said she believed so. Mr. Hooper was not present.

Regarding final approval of the subdivision, roll call vote proceeded as follows: Mrs. Riggi, Yes; Mr. Antis, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Chairman Jensen, Yes.

Mr. Bergman motioned that the Chair and one other member of the Board sign the mylars when presented and Mr. Arnold seconded. Measure passed unanimously with no roll call.

Mrs. Hooper was instructed that the next thing to happen is that the Hoopers should bring the mylars to the Board to be signed and that the signature starts a 60-day period for submitting them to Saratoga County to file.

**#2 William Rourke
Cobble Creek Subdivision
Gansevoort Road
Preliminary Plat Review**

Mr. Rourke was not able to be present but Mr. Patricke presented the issue. Mr. Rourke would like a public hearing scheduled for next month if the drawings are satisfactory.

New drawings were reviewed. One lot was made larger, and a proposed turnaround was added.

Mr. Arnold would like to know why the applicant has continued the driveway for Lot 4 past the entry to Lot 3, why not skip to the flagstaff for Lot 4 and carry it over. He could straddle that property line. He doesn't want Lot 4's driveway to be on Lot 3 property.

The applicant will need a DEC permit to cross the creek at the front of the property. At his next appearance, the applicant's storm water engineer will be present. But it is a DEC permitted process. It should be in place before final approval.

Percs and test pits need to be on the drawings per lot. It can't be done this time of year.

307 ft. is the highest elevation, but the elevations noted on the map are not big enough to read. Lowest is about 220. The back of the lot drops off steeply. Mr. Bergman asked if there were Army Corps wetlands, and noted that this map only shows DEC wetlands. Mr. Rourke has not done new maps but was using previous maps. The legend doesn't tell what some of the markings mean.

The older map he referenced (which Mr. Patricke had at the meeting) states that the wetlands are 'likely to be considered Army Corp.' so determinations are necessary by an engineer or soil scientist in the spring.

The Chairman asked the Board if they have enough information for a public hearing on the subdivision, which would include SEQR.

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Mr. Patricke told the Board that the applicant can't use delineations that are 5 years or older for wetlands, but the ones the applicant has aren't definite anyway.

Mr. Patricke asked why test pits were necessary without storm water, since there's no septic. These are large lots and a small subdivision, so is it necessary? They were done on Hoopers, but it was because he had 5 lots and he had drainage issues. This could be the same thing. Test pits can't be done in Feb.; they are usually only done for replacement septic in emergencies in the winter. The issue of the wetlands has to wait for weather to change too. Mr. Rourke will be gone until after the deadline for the next meeting.

Mr. Patricke felt that there was not enough info.

Board agreed that they could not move forward on the public hearing at this time and agreed that Mr. Patricke should pass on some notes from this meeting so that Mr. Rourke could proceed as warranted.

Mr. Antis asked about driveways and width requirements etc., which Mr. Patricke has just given the Board, and Mr. Rourke has that information as well.

Mr. Arnold asked about the Code change whether the width had changed or only the height. Turnaround has to be 20 ft according to Mr. Patricke. Clarification is necessary.

Planning Conference is this week in Saratoga.

The Town Board has reappointed Mr. Arnold for another term.

Mr. Patricke pointed out that the Schermerhorn PUD will be heard by the Town Board on Thursday at 7p.m.

Mr. Arnold motioned to adjourn, and was seconded by Mr. Bergman. All in favor, meeting was adjourned at 7:29 p.m.

Respectfully Submitted,

Tricia S. Andrews
Secretary