

A meeting of the Town of Moreau Planning Board was held on April 18, 2016 at 7:00 p.m. 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
Dave Paska	Planning Board Member
Ron Zimmerman	Planning Board Member

Also present: Atty. Malcolm O' Hara, Attorney for the Town; Tricia Andrews, Recording Secretary; Ben Marcantonio, Code Enforcement Officer

Alternate Planning Board Members Present: Charlene Endal, Jerry Bouchard

Chairman Jensen called the meeting to order at 7:01pm. There were some revisions to the minutes. On p. 1878, Line 10 Mr. Reynolds—"by" business is no different than Overheard door Should say "my" And 2 lines from bottom of Item 3 should read "any additional lighting."

p. 1885- 5 lines down, Mr. White "envelope for no disturbance," –the Board is not sure what that is, and asked for the recording to be checked.

References to Peggy (tax collector) will be amended to say who she is. Mr. Mackenzie was not introduced. Mr. Arnold motioned to accept the minutes as amended and Mr. Bergman seconded. Motion passed unanimously with no roll call but Mrs. Riggi and Chairman Jensen abstaining.

**#1 Mark Reynolds- Route 9  
Public Hearing  
Site Plan Review**

Mr. Reynolds is here for public hearing. He has purchased Dr. Valente's office and some acreage and wants to build a 40' x 40' incidental structure for warehousing, trucks etc. It will be open Monday-Friday 8-3 and they will build 3-4 employee parking spaces. The use is a professional office.

Chairman asked Mr. Marcantonio if he had looked at the application and whether it was complete. It was missing some items. The Planning Board had asked for a turning radius on the plan and parking delineated, and that was done. Garage or warehouse needed to be defined, and Mr. Marcantonio has determined it is an accessory use to the office and not a warehouse. There are minor questions that need to be addressed. Wayne Stebbins of 5 Nolan Road wanted to know more about what the business is. It is infrastructure maintenance, which is largely done outside of NY State. The sell material used to reline the inside of storm sewers, etc. It is made of PVC. Mr. Stevens asked if the garage is attached or not. It is attached, on the right from the road. It will hold trucks and retail equipment. Usually any products

A meeting of the Town of Moreau Planning Board was held on April 18, 2016 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York.

distributed are shipped directly to the project, so this is incidental, light maintenance, to house vehicles which are single-axle lightweight trucks. They have a crane truck that will be inside, no outside storage is planned. A further expansion would be possibly a pole barn or similar, way in the back. Mr. Stebbins asked whether this is an additional or they are relocating. They are relocating. He asked what's behind it, is a mobile home park. What about lighting? It won't be intrusive. An outside floodlight on the northern side over the parking lot. They did put that with the wattages on the plan. There will be lights on the soffits, on the sign, etc. There are about 4 employees.

Mr. Arnold: In your introduction you called it a warehouse, but we already discussed that it is not. No maintenance or manufacturing will happen in it?

Mr. Reynolds: No.

Mr. Arnold: Will you use the garage to the south?

Mr. Reynolds: We don't want to destroy it.

Mr. Arnold: No, but what might you do?

Mr. Reynolds: File storage.

Mr. Antis: Will you take out trees?

Mr. Reynolds: Maybe a few in the front.

Mr. Antis: You still haven't demonstrated where a tractor trailer will turn around in there.

Mr. Reynolds: Tom Center's going to discuss that.

Mr. Center: Coming off of Route 9, the tractor trailer path is in through here or in and out the same way. They will unload in front of the building with a forklift. This will happen once a month, if that, and he isn't backing into a loading dock, as there is not a warehouse.

Mr. Antis: The driver's going to do what he wants, not what you'd like.

Mr. Center: He's going to avoid jackknifing.

Mr. Antis: I don't see where they can safely enter and exit.

Chairman Jensen: You appear to have a travel lane that goes across the lands of Wilson.

Mr. Center: I wasn't indicating it would be used, I was just showing you it was there.

Mr. Arnold: Has DOT seen this?

Mr. Center: We didn't send it there.

Mr. Arnold: It seems further along, but it's just been a lot of meetings. You will need to remove that pole?

Mr. Center: Yes.

Mr. Arnold: DOT might not be happy with a 74' curb cut.

Chairman Jensen: They don't approve, they look at the best way to enter and exit. They will approve of a design for that to happen, whatever footage that they want, but they don't approve or disapprove a project.

Al Cottone, who lives on the left: Is the signage in the front, on the island, lit 24-7?

Mr. Reynolds: We put the sign design there for a possible future use, we've never had and don't necessarily need a sign, but we thought it would be good to have the option. It won't be blaring over toward you.

A meeting of the Town of Moreau Planning Board was held on April 18, 2016 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York.

Mr. Cottone: Will there be curbing to keep them from driving across my property?

Mr. Reynolds: Yes.

Chairman Jensen: Signage will have to be looked at by the Code Enforcement Officer.

Mr. Antis: Doesn't he have to say what kind of lights they are going to be?

Mr. Reynolds: They are soffit lights pointing down.

Mr. Antis: They look like floodlights.

Mr. Marcantonio: On the garage.

Mr. Stebbins: What's on the tractor trailer, if you are not storing anything there?

Mr. Reynolds: From time to time we get some deliveries. If it's a project in NYS, surfactant based products, a pallet of it. Once a month is probably – very rarely do we have trucks.

Mr. Stebbins: You said you wouldn't.

Mr. Reynolds: Well, we do other projects besides piping. We want to have trucks be able to get in if we need it to. So we will store that material for a week or something.

Chairman Jensen: Are you bringing in anything flammable?

Mr. Arnold: Liquid plastic s or anything like that?

Mr. Reynolds: No, nothing like that.

Mr. Stebbins: That area is, especially in the morning, very congested.

Mr. Reynolds: Most deliveries are 1-2 pm.

Mr. Stebbins: You don't know that.

Mr. Reynolds: I've heard the issues on other properties.

Mr. Antis: Someone who comes in northbound is going to want to leave southbound and create a traffic problem.

Mr. Arnold: I agree with Mr. Center. Truck drivers will do what they have to not to get stuck.

Mr. Antis: That's optimistic.

Mr. Zimmerman: If you have a specific expectation, prescribe it on the plan. Also prescribe the times of day that delivery is acceptable, but I think you are being arbitrary.

Mr. Cottone: Overhead Door backs in tractor trailers all the time.

Mr. Zimmerman: That's what we're trying to avoid.

Mr. Stebbins: I see trucks coming in going southbound. They can exit that way.

Chairman Jensen: That's what DOT will be heavily involved. Have we heard from Saratoga County?

Mr. Marcantonio: WE have not heard from Saratoga County.

Mr. Arnold: I tell my delivery people to come from the north, they understand why I'm asking and they do what I ask.

Mr. Reynolds: You can give you driver special instructions. I don't have a problem with that stipulation.

Jerry Bouchard: Could you not make a turnabout behind the parking lot?

Mr. Center: There's not enough land back there, it's narrow.

Chairman Jensen: Do you want to do EAF now, or wait until you have County comments?

Mr. Antis: I'd like to wait.

A meeting of the Town of Moreau Planning Board was held on April 18, 2016 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York.

Mr. Paska: If this goes to DOT, will we get it back in time?

Chairman Jensen: I think it's going to be approval subject to DOT.

Mr. Bergman motioned to table this issue and Mr. Antis seconded. Under discussion Mr. Arnold asked so we don't drag this out another month and we can finish, whether there is anything else we need to be ready to do our EAF and finish this.

Mr. Zimmerman: He could make a note that all lights are going to be downcast, and that all deliveries are going to be southward bound pass-throughs. Roll call vote resulted as follows: Mrs. Riggi, Yes; Mr. Antis, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Paska, Yes; Mr. Zimmerman, Yes; Chairman Jensen, Yes. Motion carried 7-0.

## **#2 Cerrone Subdivision-Old Bend and Paris Roads Sketch Plan Review**

Tom Center, Nace Engineering presented.

At a previous meeting, comments were made in regard to the turning area at the intersection. We are willing to work with the Highway Department to offer that portion of the point there-we can give it to them and make room for them to rework that. I am not sure where that conversation went, that he had with Mr. O'Connor. It makes the lot slightly smaller, but still 2.2 acres, 97,000 sq. ft. In answer to a question last month, we found an area of .88 acres that is less than 15% grade, the flat area we are building on is almost 35,000 sq.ft., which is more than the lot size for that zone.

Chairman Jensen: This parcel at the tip is still in limbo?

Mr. Center: I thought it was leaning towards not needing it, but I don't know what he decided, I will make sure before we meet again.

Chairman Jensen: That is a Town Board decision, so we can't accept anything til that's done. Did we schedule a public hearing or assume Lead Agency?

Mr. Zimmerman: We did Lead Agency and asked for a full EAF.

Chairman Jensen: Full EAF?

Mr. Center: Because DOH will not look at it without that. I would just like a public hearing set.

Chairman Jensen: If we set a public hearing, be advised that the regulations require signing advertising the public hearing be placed on the site 10 days before. They will give you the lettering size, etc. We have had to reschedule other hearings due to lack of sign.

Mr. Zimmerman: We had quite a diatribe about the issue of forestry and what was cleared, and there was discussion about a waiver on the forestry issue. Was that submitted?

Mr. Center: I am not sure.

Mr. Antis: We want documentation what the previous owner did. I also want to state that one lot looks so out of place with the other 9 lots.

Chairman Jensen: It just has to meet our zoning requirements.

Mr. Antis: Just to point that out, it seems out of place.

A meeting of the Town of Moreau Planning Board was held on April 18, 2016 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York.

Mr. Arnold: On your test pit page: You listed 11 test pits and I can only find 10. Lot 10 doesn't have one and Lot 4 has 2.

Mr. Center: The soils were consistent throughout.

Mr. Arnold: It doesn't look like you have any drain, but I think that's ok because it's sandy.

Mr. Center: The surveyor located it, I might have it on the wrong layer. Everything is deep, well-drained sand, no mottling or seasonal high ground.

Mr. Zimmerman: On notes, under DOH...

Mr. Center: Those are just notes, I can move them. Can we have a public hearing set?

Mr. Arnold: So by next month, this will be a ten lot subdivision no matter what happens with that lot. Make the determination before our meeting.

Mr. Zimmerman motioned for a public hearing for Cerrone Subdivision on Old Bend & Paris Roads. Mrs. Riggi seconded. Motion carried unanimously with no roll call.

### **#3 Moreau Emergency Squad-Route 9**

#### **Site Plan Review**

Ethan Hall of Rucinsky Hall presented.

Moreau EMS has purchased land and removed a single family residence, and are combining the deeds of the two properties. It is next to Cerrone and Mini-storage out back. This is a proposed building site plan. We looked at other proposals, for a second floor. It's a pre-engineered metal building not built to handle a second floor. They need space for bunkrooms, offices and dayrooms, additional bay space. Best way to do that without touching existing structure is to add another for office and attach it, then make existing offices into apparatus bays. Currently they have 4 ambulances and 2 flag cars. Proposed building layout doubles size of the training area, expands kitchens and bathrooms, etc. Visitor parking will be added out front. This also has a second floor bunkroom. Exterior elevations also presented. Currently a brick façade, this will be steel with matching brick. There will be a flat roof on the addition. We need a Zoning Variance, the building is forward of the setback now and we are coming forward a little more with the addition. Keeping back straight because they are tight in the back against the National Grid right of way.

Chairman Jensen: This needs the Zoning Variance before it comes to us. Let's address now any issues you may have.

Mr. Zimmerman: ON C-2 where it references being shy on parking spaces and an agreement with National Grid, can we see anything in writing?

Steve Vanguilder, Exec Director of Moreau EMS: It's verbal. It was straight down and we filled it in, they let us do that and put in a shed and we can park there.

Chairman Jensen: We need to have that in writing before we can proceed.

Mr. Zimmerman: I see you have added a room for decontamination. If you decon now, where does that go?

Mr. Vanguilder: We've never had to. I can't answer that.

Chairman Jensen: What is your plan?

A meeting of the Town of Moreau Planning Board was held on April 18, 2016 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York.

Mr. Hall: This decon room is if they are coming back from a run. They have a place they can do laundry.

Chairman Jensen: A shower is one thing, decon is something else.

Mr. Hall: This is just blood, not any kind of hazardous material.

Mrs. Riggi: If you did go to a hazardous waste accident, what would happen?

Mr. Vanguilder: We go to Glens Falls Hospital.

Mr. Antis: So just call that a shower.

Mr. Arnold: Does this area get rented out for events?

Mr. Vanguilder: Members use it for baby showers, birthdays, etc. If members of the general public call and ask to, and we send them to the Fire Dept.

Mr. Hall: Access to this room gives access to the rest of the building so that's not something we want to see. As it is now, you have to buzz in.

Andre Delbo, EMS: We do classes, etc. for the region, our current room isn't big enough for those trainings.

Mr. Antis: What's the capacity of the new room?

Mr. Hall: 247 people, if using 5 sq ft per person. We have also talked with Cerrone about connecting to their drive for an additional way out.

Mr. Antis: What are you going to do with the cement out front?

Mr. Vanguilder: It's just for during construction to keep muck out of the roadway, and then it will come out.

Mr. Zimmerman: Plan for snow?

Mr. Hall: We have a low area that we can use near the car dealership, but generally they remove it when it piles up.

Chairman Jensen: Put that on their agreement with National Grid too.

Mr. Hall: They like it when you clean up under lines.

**#7- Schermerhorn Residential Holdings, LP**  
**Harrison Avenue Apartment Complex**  
**Site Plan Modification**

Travis Mitchell, Engineer: Mr. Leonelli got this subdivision in 2007 or so. This is UR Zone. The original plans permitted 280 units on the site. In July 2007, 240 units were approved, 30 buildings, 3 separate garages, clubhouse, maintenance building, pump station. We are doing 23 buildings, different shapes and sizes, old plan had 440 parking spaces, 1.5 per apartment are required, which is 250, but Rich wanted more. Plan shows 540, there are no attached garages. We are using the same entrance boulevard, some stormwater management is shown, snow management, active recreation lawn areas. There are wetlands in the back, for passive recreation, maybe a dog park with a bridge over the wetland. Stormwater management was approved in 2007, Encon allows us to grandfather in but because it is a substantial

A meeting of the Town of Moreau Planning Board was held on April 18, 2016 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York.

change, we are going to update and not ask you to grandfather that in. These are similar to the smaller fourplexes in Bluebird Village, but without the attached garages.

Mr. Antis: This comes off of Harrison? Where's the other one you looked at?

(Mr. Mitchell demonstrated.)

Mr. Zimmerman: You ran sidewalk, are you going to do that again?

Mr. Schermerhorn: I am happy to.

Mr. Antis: What's the acreage?

Mr. Mitchell: 32 acres.

Mrs. Riggi: And the south is wetlands? (Mr. Mitchell demonstrated.)

Mr. Antis: Sewer is already there?

Mr. Mitchell: We will tie into existing sewer, and we will have a pump station.

Chairman Jensen: Proposed number of units is equal to the previous?

Mr. Mitchell: Yes.

Chairman Jensen: Snow storage?

Mr. Mitchell: Here.

Mr. Zimmerman: Where's the pump station?

Mr. Mitchell: We didn't place it yet.

Mr. Antis: Have you had to contribute to the fund for recreation already?

Mr. Schermerhorn: My understanding of Mr. Leonelli I don't believe he has, and the condition was it would happen when he got the building permit. I will pay it up front when I get approval. About sewers, the capacity has been agreed on with Glens Falls and resolved.

Mr. Zimmerman: Cover letter says it never received final signature?

Mr. Mitchell: It never got the DEC DOH stamps and the final signatures.

Mr. Zimmerman: Do we need to start over?

Chairman Jensen: We will. We can't delay things but the applicant can request extensions, but that time has expired without a request.

Mr. Zimmerman: Do we use the SEQR?

Chairman Jensen: If the stormwater stays the same... I'll defer to counsel.

Atty. O'Hara: If the changes are cosmetic- I will have to look into that.

Mr. Antis: Will DOH and Dec re- review it?

Mr. Mitchell: No question they will.

Mr. Arnold: Has SEQR changed enough in 7 years that we should have to redo that?

Atty. O'Hara: It hasn't.

Mr. Antis: Mr. Leonelli had this approved up to a certain point and you have now acquired it?

Mr. Schermerhorn: I think he realized he couldn't do it, and he thought Sisson Reserve was going to buy it but that didn't go through, so now I have it under contract, contingent on getting approvals.

Mr. Antis: Will that affect traffic? We've had a study in 24 months.

A meeting of the Town of Moreau Planning Board was held on April 18, 2016 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York.

Mr. Mitchell: Traffic studies take into considerations any projects on the books. I think the one we had for Bluebird Trace and Harrison Quarry included it.

Mr. Schermerhorn: Also these are market-rate apartments. Mostly 3 beds, maybe some 2. I have 266 apartments in the area and just one vacant apartment right now. I work hard to keep the prices affordable. Provided these are reasonable priced, well maintained and managed, they will continue to be full. South Glens Falls is desirable and people are moving into the area.

Mr. Mitchell: We will add sidewalks and look in to SEQR.

Mr. Antis: Do we bring it up to the school district?

Mr. Mitchell: It should be planned for.

Chairman Jensen: As part of SEQR it will be brought to them.

**#5 SRH-TJM, LLC**  
**Winterberry Woods Subdivision**  
**Bluebird Road and Fort Edward**  
**Subdivision Modification**

Mr. Mitchell: This was a 2010 approval, in R-1 and a little R-2. It has 70 lots with water. 61 lots were approved, 60 new and one existing, we had worked up a conventional subdivision. Vegetative buffer on Bluebird Road, a long setback from FE Road. It has water, but wasn't and isn't in the sewer system, we wanted to pump into the sewer at the apartment project. It doesn't look like the Town is going to do that with sewer, so we want to adapt and approve it with on-site septic. Reduced lots to 57 new, still a cluster, needed a little more room for those septic. There are no changes to SEQR, the impervious area decreases, and DEC felt it was grandfathered. There are no changes to the road.

Mr. Antis: Is that road going to be deeded to the Town?

Mr. Mitchell: Yes.

Mr. Arnold: So the plan was to connect to the sewer that you already connected to with the apartment buildings. What has that got to do with Route 9?

Mr. Mitchell: 60 lots on a common sewer pump station, unless you are planning to add to it, is not affordable. 60 lots doesn't support it.

Mr. Zimmerman: We shrunk the amount of green space. From 11 to 9. Is the net effect of pulling out a few homes that stormwater is ok?

Mr. Mitchell: That number refers to the common open space, we are still fine, and impervious area is less.

Mr. Arnold: You lost some in back.

Mr. Zimmerman: But not as relates to stormwater management. I think we had a presentation from the DEC and DOH about the plume. Does anybody know what's going on with that?

Mr. Mitchell: We're still on water, I don't have an update for you, I can look into it.



A meeting of the Town of Moreau Planning Board was held on April 18, 2016 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York.

Mr. Marcantonio: I don't know of any communication about this?

Mr. Zimmerman: Do you have slabs or basement?

Mr. Mitchell: Basements.

Mr. Zimmerman: You had some old data, referencing 66 lots in some places. Old dates for the schedule. No 21 talks about Phasing, is that happening here?

Mr. Mitchell: No.

Mrs. Riggi: This is the new one? Minimum lot size is 11,000 sq. ft., how big are the houses?

Mr. Mitchell: 2000 sq ft., 2 or 3 bedroom houses.

Mrs. Riggi: Is there adequate room for septic on 11,000 sq ft.?

Mr. Mitchell: They show on all the lots.

Mr. Arnold: I don't see substantial enough changes to do a new SEQR.

Mr. Mitchell: I would like to see you reaffirm.

Mr. Arnold: Agreed, this is just lot line adjustments.

Chairman Jensen: It will have to go to DOH.

**#4 SRH-TJM, LLC**  
**Bluebird Road and Fort Edward**  
**Two-lot Subdivision**

Mr. Mitchell: We would like to carve that existing farmhouse lot off of that.

Mr. Arnold: Are you sure you won't need it? Could you wait?

Mr. Mitchell: Just wait turns into a year, we can always do a lot line adjustment. We know that dividing this will take some time, and when that lot line is locked down we will sell this house.

Mr. Arnold: Does this even need us?

Chairman Jensen: They have already done a subdivision from this. But you are carving two out so you have three lots, that's a subdivision.

Mr. Mitchell: It's only 2 lots.

Mr. Arnold: But you just swapped land.

Mr. Mitchell: That was a lot line adjustment. It was a swap.

Mr. Marcantonio: I can sign off on that.

Mr. Zimmerman: It would trigger when he comes back for the other.

Mr. Arnold: Which it would anyway.

**#6 SRH-TJM, LLC**  
**Arrowhead Meadows Subdivision**

A meeting of the Town of Moreau Planning Board was held on April 18, 2016 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York.

This is the same situation, as the above two subdivisions, they are reconfiguring for septic here also, will be a more difficult fix but wanted to show the Board what is coming.

Regarding previous issues:

Mr. Zimmerman: In the past when we've received a letter like we did from Tom Hutchins, it's been read into the record.

Chairman Jensen: We should have it included.

Mr. Zimmerman motioned to adjourn at 8:51pm and Mr. Paska seconded. Motion carried unanimously with no roll call and the meeting was adjourned.

Respectfully Submitted,

Tricia S. Andrews