

A joint meeting of the Town of Moreau Planning Board and Zoning Board of Appeals was held on October 16, 2017 at 6:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York.

Present:

Ron Zimmerman	Chair
Jerry Bouchard	Planning Board Member
Reed Antis	Planning Board Member
Erik Bergman	Planning Board Member
John Arnold	Planning Board Member
Mike Shaver	Planning Board Member
Peter Jensen	Planning Board Member
Gary Endal	Zoning Board Member
John England	Zoning Board Member
Matt Manning	Zoning Board Member

Also present: Jim Martin, Zoning Administrator; Tricia Andrews, Recording Secretary

Planning Board Members absent: None Zoning Board members absent: Scott Fitzsimmons, Kevin Elms

The meeting was called to order by Planning Board Chairman Ron Zimmerman at 6:02pm. Mr. Martin reviewed how the Comprehensive Plan had been put together, the recommendations of New York State and the reason for the public hearing which will happen tonight, which is required by law. He expects changes based on tonight's meetings, and then it will be passed on to the Town Board for them to have a public hearing a vote, possibly in November or early December based on how many changes were requested. SEQR review will be required, and the Town Board will be the lead agency on that. It will also be reviewed by Saratoga County Planning Board for an opinion, before the Town Board adopts it. He would like tonight to end with a resolution sending the document on to the Town Board for consideration. That will be the finish of these Boards' active involvement in the development of this part of the plan. After this is adopted, he will begin the revisions to the Zoning Ordinance. The process will be similar. Zoning will likely take longer than the Comprehensive Plan has.

Mr. Arnold expressed concern about a statement in the existing Zoning Ordinances that was put there to protect the rights of non-conforming lots, that it not become something that allows people with pre-existing lots special uses later. Mr. Bouchard asks whether those privileges go away when they are not used, and Mr. Martin said that could be specified in the Code. Mr. Endal mentioned that similarly, under current ordinances Site Plan approvals never expire, and Mr. Martin agreed that they should begin to include a sunset clause which causes them to become void after a certain amount of time if not used. Mr. Endal asked whether the ZBA ought to vote at their next meeting rather than tonight since only three of five members are present and 1 is brand new. Mr. Martin agreed that would be wise although it is time-sensitive it should not be rushed.

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Page 5 priority initiative, Mr. Bouchard asked about the PAC Acronym in that section. That is the Planning Advisory Committee, which is this group present tonight. That will be added to the list of definitions.

Page 2, Mr. Bouchard asked whether the Planning Board and Zoning Board of Appeals should be capitalized, which happens a few times.

Mr. Endal asked why this plan wasn't based on a review of the goals, etc listed in the last plan. Mr. Martin said that it had been allowed to lapse between when it was written in 1998 and when it was adopted during Preston Jenkins' time in office, and had been substantially reduced in size. Even since the adoption, it was nearly 10 years old. Most of the stuff in it was 15-20 years old, and with that much time passed, an update isn't really appropriate.

Mr. Endal liked the simplicity of the old plan. Mr. Martin acknowledged that he hears that comment frequently, but that it's important to record history somewhere, even if it seems dry or irrelevant in places. That section could be moved to the end as an appendix if people feel it will keep people from reading through to other parts. Mr. Bouchard spoke to wanting the information included, as did Mr. Zimmerman. Mr. Arnold recommended that it be referenced frequently in the main document to direct the reader to it. Population growth in the area is strong and many people don't have a connection to that history and need to hear it.

The Boards reviewed the document by section.

Comments under Vision:

On Page 14, Mr. Antis wanted to add Route 197 to Fort Edward as a major corridor, due to the quantity of traffic. Mr. Arnold agreed it gets more traffic than Route 32.

Planning Categories:

Regarding vacant land, Mr. Arnold doesn't like that as a category because it is hard to know where it is. Open lots in different areas should be treated differently. In addition, what's the difference between vacant land and conservation areas and parks? Vacant land is not all the same. It is the second largest category in the plan, but no one can say where it is. Mr. Bouchard says it's easier to see on the map included in the plan. Mr. Arnold wants to know who decides land is vacant, just not having a house on it isn't right. Mr. Martin said the assessor has a classification manual that she uses. He may be able to further categorize it in the table as commercial, residential or agricultural vacant land. He will also consider a sub-table.

In Section A, Mr. Antis praised Mr. Martin's use of words. In Section B, Mr. Endal thought the next steps were very specific, and that is a good thing. On page 23, in the Moreau Lake State Park description, Mr. Arnold thought that might need to be updated because the Palmerton Range was added to the Park, and a parcel along the river is at least in the process of being added. Mr. Martin updated the Boards on the progress of those additions, but it will not be finalized until next year. Mr. Antis thought that Grant's Cottage ought to be added to that description. Mr. Martin pointed out that Grant's Cottage is addressed

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in the next section. The other parcel Open Space will add some trail plans and restrictive covenants and then it will be added to the Park. It can't be added to the Comprehensive Plan now.

In Section C, there was some discussion about the fact that there is still a Methodist Church there, but since this is a past description the "had" can remain.

In Section D, Mr. Endal had concerns about traffic flow to the Industrial Park, which needs revision. Mr. Arnold spoke to that only National Grid thought that was a good place for that industrial park, and it was given to the Town by them for that purpose. The original intent was to reset the rail line there. The panel agreed that access would be a concern. Mr. Arnold stated that he thought an Industrial Site in the Town ought to be closer to the Northway.

Government Resources: The Town is in a good position fiscally, but a capital improvement program is called for as well. That is called for on Page 46. A capital reserve is also recommended. Mr. Endal noticed that the need for a library is mentioned, but Crandall Library is the library for the Town of Moreau. We have Hudson Headwaters and other services although the Town does rely on Glens Falls and Saratoga.

In Infrastructure, Transportation, Utilities: There was a statement about the limitations of our highways, etc. He referred to an Adirondack Regional Transportation study that had some good ideas and that study could be referenced. There is too much focus on sewers and not enough on other infrastructure issues.

Mr. Antis referenced complete streets for bicycles and pedestrians. Mr. Endal would like to be able to ask developers to kick in for the development of turn lanes, etc. He likes the suggestion that a large portion of Town get a plan, which developers have to kick into and that pays for bigger changes. He prefers not to do it piecemeal. Mr. Martin said that could be stipulated through the Zoning changes.

Mr. Bouchard would like to see underground utilities and DOT redesign of Exit 17 as goals. It used be an important Route 9 access point, which is no longer really necessary. Mr. Endal said in 2014 there was a plan to eliminate the cloverleaf, in the corridor study. He's not sure it made it into the final version.

In Section G, Mr. Antis pointed out that undeveloped land is 58%, so the Town is not as overdeveloped as some people think it is. Mr. Arnold wanted to emphasize the opportunity to benefit from the tourists to both Moreau Lake State Park and the large campground on Fortsville Road. Mr. Martin said he could call for dialogue with the DEC.

Housing, Section H, Mr. Antis asked whether there had been an uptick in building permits recently, and Mr. Martin characterized it as steady.

In Agricultural Resources, I: Mr. Arnold would like to see a goal of maintaining the presence of the Town in the Ag district. The protections in the Ag district are important. Mr. Martin said that the grain hub application has come through and was the #1 Recommended Project for the capital region. Mr. Arnold asked how the schedules would be used to target specific agricultural uses. Mr. Martin said it was about specificity for what is allowed. Mr. Zimmerman pointed out it would be helpful in the Zoning section. Typically in Zoning, leaving things open to interpretation is not helpful. Mr. Arnold asked whether certain types of agriculture were going to be encouraged, and that is not what is meant here. It's just to

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name what is agricultural. There was some discussion about the difference between specified and limited. Agriculture is food, feed, fiber and energy, according to Mr. Arnold.

At that point the hour had expired and the public was beginning to arrive, so Mr. Martin asked for emails if anyone had anything additional to add.

Mr. Endal added that he would like to see cooperation with neighboring counties because Moreau is closer to parts of Warren and Washington Counties.

Respectfully submitted,

Tricia S. Andrews