

A meeting of the Town of Moreau Planning Board was held on January 22, 2018 at 7:00 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
John Arnold	Planning Board Member
Mike Shaver	Planning Board Member
Peter Jensen	Planning Board Member
Erik Bergman	Planning Board Member

NOT present: Jim Martin, Zoning Administrator; Tricia Andrews, Recording Secretary
Planning Board Members Absent: None.

The Board reviewed the minutes of the December meeting. Motion was made by Mr. Arnold to accept the minutes, and was seconded by Mr. Bouchard. All in favor, motion carried

#1 ARK Development Group LLC
Preliminary Plat Review
Public Hearing

Ethan Hall of Rucinsky Hall Architecture appeared representing ARK. He presented an updated plan for this development including the portion on the East side of Butler Road. The remainder of the map is unchanged. There will be 13 lots on the West side of Butler Road. Well drillers will be on site for 2 test wells on January 24th. Soil test results were very good, showing dry, deep sand. The plan is now more detailed. The road has been named Willow Way. Perc test data has been added per the Board's request. A SWPPP has been started. The plan is a little more developed, shows the buffer for the Northway, perc and test pit info, standard details, road profile.

Mr. Shaver expressed concern that the street would be confused with Willow Street. Mr. Hall said that the names are run through 911 for approval. Mr. Shaver says that there is a Willow Street in the DeGarmo area (off Route 9 near the high school). Mr. Arnold added that his mail is redirected from Palmer Ridge Road to Palmer Terrace in Wilton. Mr. Hall said that they would research it more. He thought that Willow Street was in the Village of South Glens Falls but it is in the Town of Moreau.

Mr. Zimmerman asked whether a sign had been placed for the public hearing and there was. Mr. Hall had submitted pictures. The Board thanked him.

The Chairman opened the public hearing at 7:20pm.

Mr. Joseph Galusha (Gansevoort Road), adjacent property owner, asked how this might affect his property which is on the other side of the Northway.

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Mr. Hall pointed out the access road. Mr. Galusha asked whether Finch, Pruyn still owned the adjacent land and Mr. Hall told him that Jim Greenwood owns it now. Mr. Galusha and Mr. Hall reviewed his land location on proposed subdivision map. Mr. Galusha seemed satisfied that the proposed subdivision will not adversely impact his property.

Mr. Zimmerman asked whether any materials are outstanding from the submission and Mr. Hall stated that archaeology is missing due to the weather. SHIPO has started, a map has been submitted. DEC signoff has been received, wetlands and endangered species have been explored, and they have initial info from the DOH about the test pits. Mike Shaw sees no problems at this point.

The Board reviewed SEQR. On Page 2, Mr. Zimmerman asked if Saratoga County is impacted. Mr. Hall said he spoke with the County and they are not sure why this would involve them. Question C.1. was changed to Yes when Mr. Arnold pointed out that the Town does have a Comprehensive Land Use Plan. On Page 3, the Adirondack Park was deleted, and Harry Betar Park was added. Page 4 & 5 no changes. On page 6, Mr. Bouchard asked about the calculations for impervious surface. Mr. Hall said that the math is based on the plan as it exists today, and if there is any change in the square footage of impervious, they will update it and resubmit SEQR. The site 14.63 acres with 5.68 disturbance.

On pages 7-9, no changes. On page 10, Mr. Zimmerman asked whether section h, iv is auto-populated and it is.

On page 11, Mr. Bouchard questioned E.2.a why it says +13 ft and Mr. Hall explained that they could not dig any deeper than that with the machinery the day they were there. Question f on page 13 also auto-populates.

On Part 2 of SEQR, the Board reviewed the Long Form. A motion for a negative declaration was made by Mr. Arnold and seconded by Mr. Bergman. Mr. Jensen questioned moving forward with SEQR when the SHIPO report is lacking. Mr. Arnold felt that since all of the Part 2 answers were no, they could proceed. Mr. Zimmerman asked whether the Board wanted to table the resolution, but they decided to move forward. Roll call vote proceeded as follows: Mr. Bouchard, Yes; Mr. Antis, abstain; Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Shaver, Yes; Mr. Jensen, Yes; Mr. Zimmerman, Yes. Motion carries 6-0-1. Mr. Zimmerman closed the public hearing.

Mr. Zimmerman asked Mr. Hall where the engineer is on the stormwater plan. Mr. Hall said that is a good question and he has not received a review letter back. If Mr. Martin has a letter, Mr. Hall has not seen it. They are also waiting for a final signoff from DOH after the test well data is in.

Mr. Jensen said that the Board has two options: send Mr. Hall away, or grant preliminary approval contingent on successful completion of Stormwater and SHIPO. Mr. Bergman motioned to grant Preliminary Approval for the ARK Development Subdivision contingent on successful completion of Stormwater Plan, SHIPO, DOH Signoff and final letter from Saratoga County. Mr. Jensen seconded. Roll call vote proceeded as follows: Mr. Bouchard, Yes; Mr. Antis, abstain; Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Shaver, Yes; Mr. Jensen, Yes; Mr. Zimmerman, Yes. Motion carries 6-0-1.

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#2 Winterberry Subdivision

Revisions

Travis Mitchell and Dave Michaels presented.

This is a 38 acre site that allows 77 units. There was an approval in 2010 for a 62-lot subdivision, and in 2016 that was revised to 58 and approved by the Planning Board. They are now looking to revise again to 49 lots, to move the entrance for aesthetic reasons, and eliminate the entrance from Fort Edward Road. This plan requires moving a telephone pole on Bluebird Road. The buffer between this project and Bluebird Road will remain and there is a 30 ft buffer to the trailer park, which is an increase.

The Fire Department and Highway Superintendent have both reviewed the project and submitted letters of support for the proposed project.

Mr. Mitchell believes existing SEQR negative declaration can be reaffirmed by motion. This was already done in 2016 for that revision. Mr. Mitchell pointed out that this is a reduction of an approved subdivision.

Mr. Shaver asked for a letter from the Water Department and Mr. Mitchell said that he has spoken with and is willing to work with him, and he will have to sign off in order for them to get DOH Approval.

Mr. Shaver recommended running water lines from both Bluebird Road and Fort Edward Road for redundancy. Mr. Mitchell said he would discuss it with Jesse.

Mr. Arnold asked why the map shows the old driveway, but it is a highway drainage easement.

Mr. Antis asked at what point a project has to begin at the beginning of the review process rather than having revisions, as he feels this is a different plan than approved in 2010.

Mr. Jensen pointed out that the impacts are getting smaller.

Mr. Mitchell said that the road was redesigned in order to avoid creating a thruway to a potential development next door.

Mr. Michaels also pointed out their reason for the buffer to the trailer park.

Mr. Bouchard was concerned about the relocation of the boulevard entrance because the neighbor across the street wasn't invited to comment on it. Mr. Mitchell said that they had chosen a location with a natural hedgerow buffer across from it for their entrance. Mr. Michaels said that paying to relocate the power pole there was worth it.

Mr. Zimmerman asked whether this required a public hearing, and Mr. Jensen said that was up to the Board.

Mr. Bouchard said that he preferred a public hearing, and Mr. Mitchell wanted to know whether they would reaffirm SEQR. Mr. Bouchard agreed this was reasonable. The Board discussed the need for a public hearing and decided to do one in February. Mr. Jensen advised the applicant to put up a sign and do a 500 ft notification for the neighbors.

Motion to set a public hearing for Winterberry Subdivision on Feb 26, 2018 at 7:01 pm was made by Mr. Bouchard and seconded by Mr. Antis. Roll call vote proceeded as follows: Mr. Bouchard, Yes; Mr. Antis,

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Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Shaver, Yes; Mr. Jensen, Yes; Mr. Zimmerman, Yes. Motion carries 7-0.

Motion to adjourn was made at 8:42pm by Mr. Bouchard and seconded by Mr. Antis. All in favor, motion carried with no roll call.

Respectfully Submitted,

Tricia S. Andrews

With help from Mr. Bouchard