

A meeting of the Town of Moreau Planning Board was held on September 21, 2020 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York and via Zoom.

Peter Jensen	Chairperson
Jerry Bouchard	Planning Board Member
John Arnold	Planning Board Member
Erik Bergman	Planning Board Member
Mike Shaver	Planning Board Member
Meredithe Mathias	Planning Board Member
Ann Purdue, Esq.	Planning Board Member

Absent: None

Also present: Jim Martin, Zoning Administrator in person; Tricia Andrews, Recording Secretary via Zoom  
Adam Seybolt, Alternate Member

The meeting was called to order at 7:00pm by Chairperson Jensen, stating that this meeting is in agreement with the Governor's March 13, 2020 order that suspends open meetings law as the public has been provided with the ability to join in online or by phone, notices have been posted on the door and bulletin board, website, Facebook page and newspapers. The Zoom meeting number is 82664065580.

The Board reviewed the minutes of the August 17, 2020 meeting. Motion to approve the minutes as written was made by Mr. Shaver and seconded by Mr. Bergman. All in favor, motion carried with no roll call, Mr. Bergman and Mr. Jensen abstaining

The applicant was not present. Mr. Martin attempted to reach him by phone.

Mr. Martin explained that Lot #2 is a three lot subdivision. The lot numbering needs to be cleaned up.

Ms. Purdue asked what the plan was other than to sell to siblings and Mr. Martin said he thought they were building homes.

Mr. Bouchard stated a home is in progress on Lot 1.

Mrs. Mathias asked whether anything can be done about the mess on Lot 4. There is an existing home but it is a mess. There is a lot of stuff there that's not in the plan.

Mr. Arnold asked and this is a Subdivision, not a Site Plan. Mr. Arnold was not sure the Board could do anything about the Site Plan. He agreed that the notes on the plan are very confusing.

Mr. Bouchard thought that the notes under lot 3 and 5 were confusing and it might just be poorly written.

Mr. Jensen thought that the intent was four separate lots, and Mr. Martin agreed that is the plan but it is not well shown.

Mr. Arnold noted the previous lot lines were on there and needed to be cleaned up.

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Mr. Martin stated that there is a cryptic reference to a wetland flag which is just a broken line and he doesn't know the true size of it because the line doesn't close. Mr. Martin thought that was access to the lot behind it and needed to be clarified.

Mr. Martin stated he does check the maps against the County and DEC maps to see if they match, at the Preliminary stage.

Mr. Jensen asked and Lot 1 was already subdivided Mr. Martin agreed that there had been one lot that crossed Route 32, and Lot 1 was taken off administratively and now they will be coming to the Board to divide the rest.

Mr. Bergman motioned to submit the plan to Saratoga County for review and Mr. Bouchard seconded.

Mr. Arnold commented that it is way too soon to submit this to the County, because it needs to be cleaned up before it is submitted.

Roll Call vote resulted as follows: Mr. Shaver, Yes; Mr. Arnold, No; Mr. Bouchard, Yes; Mrs. Mathias, No; Mr. Bergman, Yes; Ms. Purdue, No; Chairman Jensen, Yes. Motion carries 4 Yes, 3 No, no abstentions.

Ms. Purdue asked what the County will look at and Mr. Martin said that he anticipates a lot of comments. Chairman Jensen stated that the County will be looking for inter-municipal and County-wide impact, but will also make comments about the Town's Code. They will be able to work with what they have so far.

Mr. Martin expressed concerns about preservation of the Ag Use, as this is in the Agricultural District, which would cause lost farmland. He wondered if they mean to raise livestock or crops. The County will ask for an Agricultural impact form.

Mr. Arnold stated that the use has been marginal for the last few years, it has not been actively aggressively farmed recently, but the way it is split up one lot has a house and barn with 5 acres, and the remaining are still possibly utilized as Ag. The west side of the road isn't used for agriculture it is wooded. The Board agreed.

Lot 4 is the field on the corner of lot 32. It is not necessarily ideal soil, but it could be farmed.

Mr. Bergman stated the aerial shows 3 & 5 being cleared right now. There is also a railroad crossing on Lot 5.

Mr. Martin wants to get confirmation that this is a four lot subdivision. Mrs. Mathias asked if Lot 4 is the new lot that creates the balance.

Lot #1 was subdivided off and that was a two-lot subdivision. That wasn't long ago. He demonstrated on the map how this is now a four-lot subdivision. The remaining balance is this lot here, is one lot, two, three, and now this is four. So that's a four lot subdivision.

Mr. Arnold stated it's possible that's the intent but it could be interpreted a different way. Mr. Martin will clarify. Mr. Bouchard thought they might just be looking for two. The lot numbering and the actual division will need to be clarified before preliminary.

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Mr. Martin advised the Board that the Vittengl property on Route 9 will be subdivided soon and in addition to this one there are other site plans coming in. Nothing residential. The Board will be busy in coming months.

Mr. Shaver asked what is going on at the corner of Nolan Road and Route 9. Trailer sales went out and TLC, which has already moved in, will be coming in for Site Plan next month. From an enforcement point of view, all the Board can do is review it. The new operator got established and it's difficult to deal with, but they don't want to shut him down, even though they could. There was some discussion of various other Code Enforcement issues in the Town. Among them, there are burned out houses on Reservoir Road and River Road that are public safety hazards and need to be dealt with. The Town is without Code Enforcement at this time. Asked to clarify about the Memory Lane cars Mr. Shaver stated it looks like it has been abandoned. With regard to the auto dealership on Route 9 past Nolan Road, he doesn't believe wrecked cars can be stored without fluids leaking.

Mr. Bouchard asked whether Route 9 had been inventoried the same way Route 197 and Mr. Martin stated that a portion of it had. Mr. Bouchard asked whether there is a way to know what is there vs. what should be there. Mr. Martin stated that some research would have to be done to cross-match what was approved vs. what is there. It would be a great job for a summer intern.

Mr. Bouchard asked Mr. Shaver to consider writing a letter to the Town Board to get more support in this area. The rest of the Board might be willing to sign it.

Mr. Martin stated that they have a new Code Enforcement officer in the Village, so there is hope.

Mr. Martin is drafting sections of the new Zoning Code and the members should have them next month.

Motion was made to adjourn at 7:46 pm by Mr. Shaver, seconded by Mrs. Mathias. All in favor, carried with no roll call.

Respectfully submitted,

Tricia S. Andrews