

A meeting of the Town of Moreau Planning Board was held on March 15, 2021 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York and via Zoom.

Peter Jensen	Chairperson
John Arnold	Planning Board Member
Jerry Bouchard	Planning Board Member
Mike Shaver	Planning Board Member
Ann Purdue, Esq.	Planning Board Member
Meredithe Mathias	Planning Board Member
Adam Seybolt	Alternate Planning Board Member

Also present: Jim Martin, Zoning Administrator in person; Karla Buettner, Attorney for the Town; Tricia Andrews, Recording Secretary

Absent: Erik Bergman, Planning Board Member

The meeting was called to order 7:00pm by Chairperson Jensen. The Board reviewed the minutes of the March meeting.

Mr. Arnold motioned to accept the minutes of the Special March 8 meeting as written and Ms. Purdue seconded. All in favor, motion carried with no roll call and Mr. Bouchard abstaining.

#1 Arrowhead Subdivision

Public Hearing

Preliminary Review

Chairman Jensen read the Open Meeting notice. Travis Mitchell shared a screen and explained this is 44 lots on a 22+ acre parcel at the intersection of Bluebird and Gansevoort Road. It is primarily R-1 with a little R-2 as well in part of it. He presented a layout. It has not changed. Density calculations have been presented as requested. They are permitted over 50 units but are proposing 44 and 4 acres of open space, stating there is no minimum open space requirement. There was to be a note saying that there is no further subdivision of the HOA lands, that has been added as requested. The applicant and the Board had discussed a pedestrian route to the park, and detail on proposed signage which matches that at the Winterberry development going in down the street. The combined traffic study of all four projects in the area showed no significant impact to traffic at surrounding intersections.

A meeting of the Town of Moreau Planning Board was held on March 15, 2021 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York and via Zoom.

As this is a public hearing Chairman Jensen listed some ground rules. Speakers were asked to direct comments to the Board and not to the applicant, and to limit their comments to not repeat one another's comments.

R. Rosati asked for the timing of this project and the three others.

Mr. Mitchell stated that they plan to build in 2022.

Mr. Martin asked whether Mr. Mitchell could speak to the other half, which he represents. Mr. Mitchell stated it may be 2022 or later, but he didn't have any information on that.

Mr. Martin stated that the Jacobie Farms projects would likely be 2022 projects as well but that it is a few weeks behind this one in terms of the planning process.

Margaret Jones asked whether there is a buffer between this and the homes on Thomas Avenue.

Mr. Martin asked Mr. Mitchell to show the map again and Mr. Mitchell explained that there is a 20 ft area of HOA lands, and beyond that the closest buildings have a 25 ft setback in the back, so a minimum of 45 ft, but many homes will be more like 100, 125 ft from the homes on Thomas Ave. Mr. Martin asked whether any screening is planned. Mr. Mitchell stated that there is not a lot of existing screening there, but that the Michaels groups will likely provide some plants, although a hedge is not planned.

Mrs. Jones asked whether this would be maintained by the HOA. She has always mowed right up to the cornfield, and she is wondering whether that will be groomed or she could continue to do it. Mr. Mitchell said that the HOA will be responsible for the care and maintenance of it which would likely include mowing.

Mr. Williams stated they have had issues with tumbleweeds and dust blowing across that field when it was not planted, and asked whether there was any plan to wet it down or otherwise keep them from getting dirt in their pools, etc.

Mr. Mitchell explained that there is a SWPPP in place to prevent wind erosion and dust that does include watering if the weather conditions require it, and that the site will be inspected weekly or possibly more often to make sure that this is being adhered to. Mr. Mitchell also explained that there is a manual for the erosion measures that the inspector will make log entries into so that the Town, the contractor and DEC can communicate what they have seen on the site.

Mr. Williams asked whether the schools would be notified about this as these would all be Moreau schools and the elementary school is full now.

Mr. Martin stated that he had reached out to the Superintendent of schools on Thursday and he had sent her the complete site plan of all the subdivisions in the area as shown on the traffic

A meeting of the Town of Moreau Planning Board was held on March 15, 2021 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York and via Zoom.

study, and she is going to review that and get back to him with her comments. He expects to get those comments within two weeks.

Karla Williams stated that they bought where they did because they wanted to be in a school district with a small number of students. She would like to know how this will affect bus routes as well. Mr. Martin stated that the Superintendent would look at it from all those angles. That information will be read into the record so it will be available to the public. Mrs. Williams expressed concern that the Town is overbuilding and there may not be a market for all these houses. Mr. Martin stated that the developers are in compliance with the allowed amount of development, and the Board can't do anything else to regulate growth.

Mr. Williams asked whether these are all septic and where the water comes from. He was concerned about water pressure. Mr. Martin stated that this is looked at in the review process. It is served by an 8 inch water line and there is plenty of water. They will require an increase in acquisition because the Town buys water from the Town of Queensbury. Their source is the river. Mr. Williams asked whether this would affect his water bill and Mr. Martin stated that more users typically reduce the costs, but he can't promise that this will be true. Mrs. Williams asked if this would be like what happened at Pruyne Crest and Mr. Martin said he didn't think so. Atty. Buettner asked to speak and stated that people should not use the chat to ask questions because that is not a part of the official record. Mrs. Mathias stated that speakers should also state their full name and address for the record.

Steven Weeks at 15 Thomas Ave asked whether if the water supply or the school system were found to be adversely affected, would the Board lower the number of lots?

Mr. Martin stated that is up to the Board, but that if an adverse impact were identified they would look for mitigating action. If it were school enrollment, they would dialog about how to mitigate that. Mr. Weeks stated he was concerned about traffic coming off of Exit 17 and that other projects have 100 feet of road frontage.

Mr. Martin stated that he understood the concern.

Mr. Arnold asked Mr. Mitchell to explain why they don't have 100 feet of frontage and Mr. Mitchell explained that this is a cluster subdivision which allows them to put the houses on smaller lots and then dedicate the remainder of the land as open space.

Joe Stanislawski at 5 Thomas Ave stated that he doesn't want 3 new neighbors in his back yard, so he wanted to know if it was something that could be stopped or was it set in stone.

Mr. Martin stated that it is not set in stone, but that it meets Zoning standards, although the layout and projects specifics are still under review. Mr. Stanislawski asked the best way they could stop this from happening.

A meeting of the Town of Moreau Planning Board was held on March 15, 2021 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York and via Zoom.

Atty. Buettner stated that the Board shouldn't answer that question. There is no public vote on a Planning Board Project. This is the public hearing portion of the planning process.

Mr. Stanislawsky stated that he doesn't think this is a good idea for him personally and he would rather not have the neighbors.

Mr. Martin thanked him for participating.

Mr. Ian Williams stated he knew this was approved 10 years ago and there was something with cluster developments that there was common space and talk of a path into the park. He asked whether splitting this into two was a way to make a loophole to get away with not providing the required open space.

Mr. Martin stated he did not think that having two projects instead of one had changed that calculation.

Mr. Mitchell stated that the two projects are very similar in terms of common space. This parcel does not directly abut the park, so the question of the park path is not relevant.

Mr. Martin stated that the path to the park is an open issue on the Jacobie Farms subdivision and that is a public hearing coming up, so people should come to the public hearing if it was important to them.

Margaret Jones of 17 Thomas Ave. asked how many houses altogether were planned in there and Mr. Martin estimated that it is about 150.

Donald Crandall at 3 Castle Road across the street from the field asked who is going to patrol this as crime goes up with all those houses.

Mr. Martin stated it is the County Sheriff and State Police, and there is no Town police force.

Mr. Crandall stated that he is opposed to this project and that people are going to still go 60 mph down Bluebird Road, and people will not be able to exit safely from the subdivision.

Mrs. Williams stated that it is sad that developers would try to cram 150 homes into this area, it is not a city. This area is valuable for being the way that it is, and the developers are just looking at dollar signs, and they will change the whole character of the Town. She expressed concern about traffic, grocery stores, and the inconvenience of construction work. This project does not make sense in South Glens Falls.

Mary Weeks of 15 Thomas Avenue asked what the average size of the house was and the price range.

Mr. Martin explained that if they meet the Zoning requirements and fit on the lots the Board can't say anything about the size and price. Mr. Mitchell could speak to that if he wanted to.

Mr. Mitchell invited Luke Michaels to address it.

A meeting of the Town of Moreau Planning Board was held on March 15, 2021 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York and via Zoom.

Mr. Michaels stated that they are mixing ranch and two-story plans, so that they get both families and older couples who are downsizing. They range from 12-1,300 sq ft to 2,500 for some of the two stories. It's a little early to say what the prices will be but materials prices are at all time highs now.

Mrs. Weeks asked whether they will be cookie cutter homes and Mr. Michaels stated they don't like to do that. He offered Winterberry as an example of what they do, and stated there are 15 different house styles there. If there were two identical floor plans built side by side they would change the elevations, and they would not put two houses next to each other that were the same color.

Mr. Weeks asked whether these houses would be spread out the same way as at Winterberry and Mr. Michaels thought they would be closer, but wasn't sure. Some lots will be smaller, some will be larger and geared towards a family home. He didn't think they would be crammed in but there are different lots sizes. Mrs. Williams was concerned that Mr. Schermerhorn has allowed transients into his apartments, and she wants these homes to be people who are in there permanently. The rest of the neighborhood is 2-3rd generation families and they don't want to see their neighborhoods destroyed.

Mr. Michaels replied that he doesn't think they will be transients, they see a lot of retired people who are downsizing or are people who already live in the Town and area ready to settle down. He thinks they will be community members. These are not for rent, they are for sale.

Mrs. Weeks asked the Town to look at the lot sizes and require it not to be so crowded.

Margaret Jones asked Mr. Michaels if she could buy the empty lot behind her house. Mr. Michaels said it has happened, but they prefer to build homes. Mrs. Jones asked about the homeowners association. Mr. Michaels explained that they take care of stormwater basins, and in this case they will maintain the entrances and the public areas. Mrs. Jones stated that she didn't want to see a junkyard in her back yard.

Mr. Michaels explained that they include deed restrictions that limit that as well as livestock, fence heights, etc.- rules that keep it nice. Mrs. Jones asked whether they could see that agreement and Mr. Michaels stated that it is available to the public.

Ward Woodruff of 61 Bluebird Road commented that the road coming out onto Bluebird would reflect lights into someone's window. Then he asked whether they had looked into the impact on Stewarts and other local businesses, and Mr. Martin said that was outside the purview of the Board. Mr. Woodruff agreed with others that he prefers having the field across the street and does not think this is needed.

A meeting of the Town of Moreau Planning Board was held on March 15, 2021 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York and via Zoom.

Lindsay Stanislowsky commented that she was curious. She thanked Mr. Michaels because she prefers to have him build behind her over others, but on the flip side she asked what is the timeline? This isn't necessarily up for debate. What is the timeline here. There are two phases but when is it going to start and when is the end in sight?

Mr. Michaels explained that they will probably start building in 2022 with the road, and paving that. Then they would start with the homes. Completion is market-driven. They will probably finish Winterberry next year. It's tough to pinpoint an exact timeline, it is market driven. They hope to sell them at a good pace, and they like to finish as soon as they can but it is really too early to tell.

Mr. Crandall of Castle Road asked about right to farm laws and why this isn't farmed anymore and why it's fine to put houses on that. Mr. Martin explained that the Town is still right to farm, but those are reserved to R-3, 4, 5 districts and this one is R-2 and is outside of the Ag District. They have been farmed before, but they are not part of the Ag Zone. The southern and central southern portions of the Town are still farmed.

Chairman Jensen asked whether this was complete per counsel. Atty. Buettner stated that the Department of Health will require them to make an application, and that there was an issue with the water supply that will need to be addressed. Chairman Jensen asked whether that had to be in hand to go any further and Atty. Buettner stated that she didn't think the Board could finish the application tonight but they might be able to go ahead with SEQR.

Chairman Jensen stated he was supposed to have done SEQR before the public hearing, and asked how to proceed. Atty. Buettner stated that they had already noticed the public hearing and there were items outstanding, they were fine with having proceeded. She advised that the public hearing could be tabled, and SEQR could be completed.

Mr. Mitchell stated that the outstanding items from Department of Health would be their application that comes after the subdivision is approved. DEC commented during coordinated review. They no longer issue water supply permits to places that don't supply their own water so there is nothing required from DEC that he is aware of. Atty. Buettner stated that she had different information in an email today. It did say that their plan was valid. Mr. Mitchell stated they can't get subdivision approval from the Department of Health until the subdivision is completed.

Chairman Jensen asked whether he could close the public hearing. Mr. Martin checked and there were no more comments from the public.

Ms. Purdue wondered whether input from Department of Health and DEC might impact the

A meeting of the Town of Moreau Planning Board was held on March 15, 2021 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York and via Zoom.

project enough that it might be prudent to keep the public hearing open. Mr. Martin added that they are still seeking input from the schools.

Mr. Mitchell reminded Ms. Purdue that the agencies already had an opportunity to comment via SEQR coordinated review and will not make further comment until this is completed.

Mr. Arnold stated he wanted to begin SEQR and get as far as possible while the public was present.

Chairman Jensen asked the Board what they preferred to do.

Mr. Bouchard indicated that he wanted to go forward.

Mr. Arnold asked about access to Betar Park. A meeting between the Town and Jacobie North was mentioned at a prior meeting and Mr. Arnold had asked someone to ask the Town whether that access was even wanted. Mr. Martin stated that there was some reluctance.

Jacobie's developer has to do some work because they have not quite met the requirements for cluster subdivision. He has not seen a redesign yet but he expects he will see one, and if it is one in a true sense it may make it easier to add that connecting trail.

Mr. Arnold asked whether the Town was receptive and Mr. Martin asked Atty. Buettner for her feelings. She stated that no specific decision was made, but the idea wasn't shot down. Mr. Arnold stated he appreciated Mr. Mitchell's attempts to coordinate and accommodate this idea.

Mr. Shaver asked Atty. Buettner whether the sewer was a dead issue. She stated that there is nothing in the Town law requiring any of these developments to connect to the sewer. They have discussed it with them but they can't force them. DOH may weigh in on that for the realty subdivision. The Town does not intend to force them.

Mr. Bouchard asked whether the line between R-1 and R-2 was added and it was not, but Mr. Mitchell demonstrated it and said he would add it to the plan.

Mr. Bouchard asked Mr. Mitchell and Mr. Michaels to talk about the maintenance of the strip and what sort of maintenance would be in the agreement.

Mr. Michaels stated that after everything is approved they will map all the areas that are maintained and how often they get maintained. In an area like that small buffer strip, the stormwater areas will be maintained as needed but to keep the entrance area looking nice it will probably be weekly. Other areas might get marked as occasional or as-needed. They mark the whole map with color-coding and that will go out to bid to maintenance contractors.

Mr. Bouchard expressed some concerns about 'as-needed' and Mr. Michaels said there is an HOA Board with 40- something members to which they have to answer. Homeowners can opt to increase their dues so something can be kept at a better level.

A meeting of the Town of Moreau Planning Board was held on March 15, 2021 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York and via Zoom.

To the comments about growth in the Town, Mr. Bouchard stated that Mr. Michaels has done nice work in the Town and he believes it is still a nice place to live.

Mr. Williams commented that if that is going to become as needed maintenance but is not out of sight to the neighbors on the back, why is Mr. Michaels just concerned about the public facing areas. He stated that monthly or as needed is not acceptable to them.

Mr. Michaels explained that they have not made final designs, so they still have to wait til the design is final before they identify that. The areas on the back are open field and they may have to take that into account because it is often a wooded area and this is different. They will take care of it so that it is not unsightly for neighbors or future residents.

Mr. Williams expressed concerns that he is not going to have a voice to the HOA to make this concern known.

Chairman Jensen asked about the redesign comments made earlier, that was on Jacobie Farms, and Mr. Martin stated that he hopes to see new plans that are different. It had come up because of the discussion of accommodating a connecting trail.

Atty. Slevin stated that the realty subdivision rules state that they are based on approved plans. She agreed with Mr. Mitchell that there would be no further progress from them. With regard to DEC she also agreed that the permit that was referenced was not required anymore. Attorney Buettner stated that this wasn't clear in the email today so the Town should not move forward without clearing that up.

The Board agreed to go through the Long Form EAF now.

Mr. Bouchard commented that SGF police should be removed in favor of the State Police, and Mr. Martin commented that reply from the school was still outstanding.

An entry on page 5 was changed to reflect that the water line will need to be extended.

Part One there were no additional comments.

Part Two all responses were no or small. Mr. Bouchard motioned to make a negative declaration and Mr. Arnold seconded. No further discussion, roll call vote resulted as follows: Mr. Arnold, Yes; Ms. Purdue, Yes; Mr. Bouchard, Yes; Mrs. Mathias, Yes; Mr. Seybolt, Yes; Mr. Shaver, Yes; Chairman Jensen, Yes.

Mr. Bouchard asked whether the Board was waiting for any information besides the school superintendent. Ms. Purdue stated there is information outstanding from the DEC and Atty. Buettner stated that an approval could be made conditional on settling that because it is not a major issue, it is whether it is necessary to have a water supply permit. Today DEC said that there is a valid permit that may need modification to a different applicant, but the applicant

A meeting of the Town of Moreau Planning Board was held on March 15, 2021 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York and via Zoom.

states it is ten years old and the procedure has changed. So they are just following up to see if there's anything that needs to be done to the permit.

Mr. Bouchard asked what condition on an approval would be appropriate and Atty. Buettner suggested he could say that the applicant needed to provide proof of a water supply permit or confirmation that one is not necessary because it is in an existing water district.

Mr. Arnold asked whether there was reason to believe it would not be approved of and Mr. Mitchell stated that typically DEC looks at whether there is adequate supply to serve the area, and in Moreau's case they don't generate their own supply, they get it from Queensbury. So he doesn't see a situation where further action is necessary.

Ms. Purdue asked how long it will take to verify that and Mr. Mitchell stated that if this were made a condition it would be confirmed in time before it was filed but he couldn't say how soon. Mr. Arnold asked what changes would happen if the permit were denied, even though he doesn't expect it will be.

Mr. Mitchell said that if the Town couldn't serve this the homes would need wells, and would not meet the Zoning requirements and they will have to start over.

Ms. Purdue asked how long DOH approval takes. It is initiated after they get Planning Board approval and it can take from 2-6 months depending on the Department's work load. When that is done they will come back to sign the subdivision. If there are changes, it would come back to the Board.

Mr. Bouchard asked which agency issues the water permit. Mr. Mitchell explained that DEC reviews supply, DOH reviews the infrastructure. They work together.

Atty. Buettner asked Mr. Mitchell whether the HOA had been filed yet and it is not until after the layout was established.

Ms. Purdue asked whether that is reviewed by the State and was told that it goes to the Attorney General's office. Ms. Purdue suggested there should be something in the motion about the HOA.

Mr. Martin suggested the HOA document could be presented at the time the final plans are submitted. Ms. Purdue asked what would be required other than maintenance of common areas, and Mr. Martin stated it addresses the timing of the turnover of control, usually when a certain number of lots are sold.

Atty. Slevin stated that the declaration is always established before the first lot is sold.

Mr. Martin stated there have been problems in the Town where the HOA was never formed, and the common area is up in the air because the developer has gone bust. The road topcoat sometimes doesn't get finished because the subdivision never gets completed and the Town gets

A meeting of the Town of Moreau Planning Board was held on March 15, 2021 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York and via Zoom.

roads that are in disrepair and has no funds to finish those. So they are beginning to make changes to the process to prevent that.

Atty. Buettner stated that these are issues with the road dedication and is not before this Board tonight. So it is common areas and storm ponds as well as the potential trail system, per Mr. Martin.

Mr. Mitchell stated they usually provide it with the final plat and counsel reviews it. Mr. Martin agreed.

Ms. Purdue wanted to make sure that the HOA agreement provides for maintenance, and Mr. Arnold said that he didn't want to get the Board into the details of that.

Mr. Bouchard motioned to approve the subdivision for Arrowhead Meadows Subdivision with the following conditions: 1. The applicant shall provide a valid DEC approved water supply permit or the current equivalent proof of sufficient water supply. 2. That the R-1 /R-2 zone boundary be added to the plans, 3. That the HOA properties to the rear of Thomas Road be maintained at the same frequency as the HOA areas at the front of the subdivision, 4. That the applicant provide the HOA document for the Town counsel to review. 5. That the applicant will provide DOH approval of the realty subdivision before the final plats are signed by the Town of Moreau Planning Board representatives.

Mr. Arnold seconded.

There was some discussion about whether to require DOH approval for the realty subdivision. This is already required but the Board decided it doesn't hurt anything to add it to the conditions.

Mr. Mitchell did not want the HOA lands behind Thomas to be maintained at the same frequency as the front, because they have not determined yet what they might like to do back there, it could be flowers that need attention more or less often. So he asked for more time to decide how that will be handled. Mr. Arnold agreed that that land belongs to the homeowners of the development and they should be able to decide what they want to do with it.

Mr. Bouchard stated he didn't like the indeterminate. He wanted structure. A number of people from Thomas Road had shared concerns about this.

Atty. Slevin pointed out that the maintenance of the land is addressed in the HOA agreement which would be reviewed by Atty. Buettner before it was finalized. She suggested the builder could discuss this with Travis when the project was further along and present something to Atty. Buettner for review. It would all be very clear before it was filed with the final plans. Atty. Buettner stated that she was comfortable with this process.

A meeting of the Town of Moreau Planning Board was held on March 15, 2021 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York and via Zoom.

Mr. Bouchard amended the motion to remove condition #3. Mr. Bouchard motioned to approve the subdivision for Arrowhead Meadows Subdivision with the following conditions: 1. The applicant shall provide a valid DEC approved water supply permit or the current equivalent proof of sufficient water supply. 2. That the R-1 /R-2 zone boundary be added to the plans, 3. That the applicant provide the HOA document for the Town counsel to review. 4. That the applicant will provide DOH approval of the realty subdivision before the final plats are signed by the Town of Moreau Planning Board representatives.

Mr. Arnold seconded.

Mr. Arnold seconded. Mr. Jensen asked for a second on the new motion and Mr. Arnold seconded again.

Chairman Jensen wanted to clarify that the Town would never sign a subdivision plat that didn't have a DOH stamp of approval.

A Roll call vote resulted as follows: Mr. Arnold, Yes; Ms. Purdue, Yes; Mr. Bouchard, Yes; Mrs. Mathias, Yes; Mr. Seybolt, Yes; Mr. Shaver, Yes; Chairman Jensen, Yes.

Motion that the Chair and one other member sign the mylars when they are presented was made by Mr. Bouchard and seconded by Mrs. Mathias. All in favor, motion carried with no roll call.

#2 BKM Properties, LLC
Public Hearing
Site Plan Review

Mick Myran shared the plans and explained that this is a Commercial Building on Route 9 Professional Building between Route 9 and Old Saratoga Road. A subdivision was approved in 2016 for three lots. They are here to present development on Lot 1. It is C-1 Commercial. Water will be a drilled well, wastewater will be on-site septic and stormwater with draft swails and 2 infiltration basins. A SWPPP For all three was done and a revised SWPPP for just this part was submitted in February. Lighting plan and building plan provided. It will be an 8,000 sq ft commercial building for the owner's construction business, with a shop out back and 38 parking spaces which is more than required. It is steel framed with stone façade. The primary change is the manufactured stone veneer and the floor plan information.

First comment from last month was to request concrete washout detail, that has been added.

Landscaping plan was requested, proposing 9 spruces in three clusters and a split rail fence.

Third comment was detail on the use of the space, they have decided to use it all as shop space.

The final comment was to indicate a sign location. They have decided that they are not

A meeting of the Town of Moreau Planning Board was held on March 15, 2021 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York and via Zoom.

proposing a sign until other parcels are developed but when they need one, it will go on Lot 2 and be for all the businesses.

Chairman Jensen moved to the EAF. He reminded the Board that the subdivision already has had SEQR and this review is just for this use on this section of the property. There were no comments on Part One. Part Two, all findings were no, or small. Motion to make a negative declaration regarding SEQR for BKM Properties was made by Mr. Arnold and seconded by Mr. Bouchard. Roll call vote resulted as follows: Mr. Arnold, Yes; Ms. Purdue, Yes; Mr. Bouchard, Yes; Mrs. Mathias, Yes; Mr. Seybolt, Yes; Mr. Shaver, Yes; Chairman Jensen, Yes.

The public hearing was opened at 10:11 and Chairman Jensen read the open meetings law and stated the ground rules for public hearings. There was no one present on the Zoom call to make public comments. No written comments had been received. The public hearing was closed at 10:13pm.

Mr. Bouchard asked whether they plan to put signs on the building, either. Mr. Myran stated that they don't really need one for the construction office but they will come in for a permit if they decide that they do.

Mr. Arnold asked why the sign would be so far from the entrance and it is just to center it among the lots. Mr. Myran said that when they are ready to locate it they will make sure it's in a space that works for all.

Mr. Myran asked for final approval.

Mrs. Mathias stated she didn't see a reason why they shouldn't grant final approval.

Mr. Arnold motioned to approve BKM Properties LLC and Mrs. Mathias seconded. Under discussion Mrs. Mathias asked whether since they need to do more perc tests on the septic, it should be conditioned. Mr. Myran said that they have to apply for a permit for the wastewater treatment system along with their building permit and they will have completed these things by then. Mr. Martin confirmed that the process will cover this and that Mr. Dreimiller has to be present for that test. Roll call vote resulted as follows: Mr. Arnold, Yes; Ms. Purdue, Yes; Mr. Bouchard, Yes; Mrs. Mathias, Yes; Mr. Seybolt, Yes; Mr. Shaver, Yes; Chairman Jensen, Yes. Motion carries 7-0.

Mr. Bouchard motioned that the Chair and one other member sign the mylars when they are presented. Mr. Shaver seconded. All in favor, motion carried with no roll call vote.

A meeting of the Town of Moreau Planning Board was held on March 15, 2021 at 7:00 p.m. in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York and via Zoom.

Motion to adjourn the meeting was made at 10:22pm by Mr. Bouchard and seconded by Mr. Seybolt. All in favor, motion carried, no roll call.

Respectfully submitted,

Tricia S. Andrews