

A meeting of the Town of Moreau Planning Board was held on May 19, 2014 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
Dave Paska	Planning Board Member

Absent:

Ron Zimmerman	Planning Board Member
Erik Bergman	Planning Board Member

Also present: Joe Patricke, Code Enforcement Officer; Stefanie Di-Lallo-Bitter, Attorney for the Town; Garry Robinson, Consulting Engineer; Tricia Andrews, Recording Secretary.

Chairman Jensen called the meeting to order at 7:00p.m.

The Chairman expressed condolences to the family of former board member Gary Dickinson.

The minutes of the April 21, 2014 meeting were reviewed. Ms. Riggi motioned to approve the minutes of the April 21, 2014 meeting with the following corrections:

Page 1750, Mr. Arnold is quoted as saying "that's it's not permitted," which will be changed to "that it's not permitted."

The Chairman pointed out that the heading should say that it was April 2014, (it read 2014).

Mr. Antis seconded and the motion carried unanimously.

**#1 Pine Run Liquidation, Inc.**

**Public Hearing**

**Site Plan Review**

Pine Run Liquidation wishes to lease 1681 Sate Route 9, where they will receive deliveries of overstock items from various stores and will resell those items individually on E-bay, Amazon.com etc. and send them out via UPS and Fed Ex once a day. Chairman Jensen set ground rules for a public hearing.

Attorney DiLallo-Bitter asked about the plans for trucks to exit on Bluebird Road, where the drive crosses lands of Caldwell and Sharp, for access to Bluebird Road. The owner had told the applicant that they

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have always had the use of that property. Attorney DiLallo-Bitter would like to see documentation of easement. Mr. Antis pointed out that it also crosses the property to the south which is a two-way radio company, but they are a lessee of the same owner. There are also National Grid properties. The trailer park and this building are owned by the same person, so crossing the trailer park drive is not an issue. There should be easements for those other two parcels, or the Board has to look at it without the access from Bluebird Road. The applicant desired to show that trucks would not block traffic and make 7-point turns or turn left onto Route 9, but is willing to have it evaluated without that access for now.

The Board reviewed the EAF. Part I: 2.44 acreage includes the trailer park. Mrs. Riggi wondered regarding wastewater hookup, since there is no municipal line there so the answer should be No, but the septic system is a local wastewater system. Mr. Arnold felt that the use should be listed as residential and not urban, as it contains a trailer park. That answer was changed. Part II: All answers were no. Public hearing was closed at 7:17pm. Mr. Paska motioned to make a negative declaration regarding the EAF for Pine Run Liquidation and Mrs. Riggi seconded. Motion carried by roll call vote. Mrs. Riggi, Yes; Mr. Antis, Yes; Mr. Arnold, Yes; Mr. Paska, Yes; Mr. Chairman Jensen, Yes.

Mr. Arnold asked about how the unloading is done and the trucks all have a lift tailgate, and Pine Run has a pallet jack they use to get product from there into the building. Trucks will pull in the front side from Route 9. Ideally Bluebird Road is a better exit, but trucks could pull in. Mr. Paska inquired whether it was big enough for a truck to make a u-turn and the applicant says it can be done as a v-turn. Mr. Patricke thought trucks would come in parallel to the building in the front and then back around to get out onto Route 9. Most truck drivers wouldn't want to back across Route 9.

Mr. Patricke would like it to be clear that there's no access via Route 9 unless there's an easement, which has not been presented. Chairman Jensen explained that the easement is an agreement with the adjacent property owner. Since this delivery happens about once a month, the applicant doesn't think it's going to be difficult to get. Applicant intends to pursue it but will not use that access until he gets documentation.

Mrs. Riggi motioned to approve the Site Plan for Pine Run Liquidation with the stipulation that they not drive over the access to Bluebird Road without access documentation and that that access be removed from the site plans until such time as an easement is obtained. Mr. Arnold seconded. Motion carried by roll call vote. Mrs. Riggi, Yes; Mr. Antis, No; Mr. Arnold, Yes; Mr. Paska, Yes; Chairman Jensen, Yes.

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## **#2 Harrison Quarry/Bluebird Trace Apartments Site Plan Review**

Travis Mitchell with Environmental Design Partnership appeared representing Harrison Quarry/Bluebird Trace Apartments and Rich Schermerhorn. This is a 26-acre site. PUD application has been approved for 29 4-unit buildings, and a 3-story 70-unit senior building age restricted to 55. Updated site plan shows three parcels, the third is wetlands. The units will be very similar to Bluebird Village, about 1500 sq. ft., on-site maintenance man, storage units, etc.

The plans are for pervious pavement in parking areas, the road drains to one side using existing topography. A natural drainage course runs through the property. Existing water line from Harrison Avenue will loop through. Sewer flows by gravity to a pumping station, will need National Grid crossing agreement. Single access is from Bluebird Road. The fire dept. wanted access around the perimeter and that worked out well. There are traditional open style infiltration basins and galleries under the pavement. The exit has been moved from original plans and now it lines up with the one house on the road, which is not going to work so it will be moved.

Mr. Paska asked why the exit was on Bluebird Road. There is a corner that affects sight distance on Harrison Ave. Ext. They may still have to move it, it is difficult on both roads with curves and rises. There is a retaining wall along the wetlands. Test pits will be redone, infiltration testing still needs to be done, it is sandy which is good for infiltration. Utilities will be fed to the forced main which will be extended down Harrison Ave. Water will be extended from Bluebird Road. Phase 1 Archeological study is being reviewed, it is not approved yet but expected soon. The wetlands have been delineated by Army Corp. and DEC, no DEC wetlands were found, the developer will get an Army Corps permit. Endangered species review was clear.

Things left to do include defining the Bluebird Road access point, finishing water & sewer plans and getting the stormwater reviewed. The Chairman reminded the applicant that a traffic study will be required. 4 years ago five intersections were studied, they will update that and ask whether additional intersections need to be studied. The Planning Board would send the traffic study to their own consultant. Mr. Patricke advised the applicant that 70 units are going in in the Village, so there are concerns about Harrison Ave., Hudson St. Main St. and Saratoga Ave. in the village. Sisson Reserve- the intersection at Sisson and Bluebird was added with 140 units since the last approval, and this will take

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into concern anything approved, even if it's not built SEQR long Form was submitted for the PUD process, with impacts. That will be resubmitted and re-done.

The Town Board is lead agency for PUD, but the project is independent of that.

A walking trail around the site had been mentioned and is not on the plan now, Mr. Mitchell will review the minutes and look for that.

Mr. Antis asked about the drainage ditches and whether there will be sight from one project to the other. They have no plans at this point to put in trees, and the National Grid area isn't treed. Mr. Arnold asked if natural flows were most of the storm water control plan, and there are some basins as well. It will be reviewed by Mr. Robinson. The large outcropping in the center of the adult unit is a walkway. There are no play areas planned in the apartment complex. Mr. Paska asked whether there was going to be a sidewalk on Harrison Ave. as with an earlier project, there are no plans to extend that.

Mr. Antis asked whether Mr. Patricke would agree that Harrison Ave. is not bike friendly and he agreed.

Mr. Mitchell had no questions for the Board.

### **#3 Cobble Creek Subdivision Preliminary Plat Review**

Mr. Patricke distributed new plans with changes mostly to stormwater that Mr. Rourke had supplied. Scott Reese spoke representing Bill Rourke for his subdivision for 4 single family residences, they have addressed a few issues. Driveways have been adjusted for Lots 3 & 4 to come into the site, cross the stream and go to Lot 4's property. Also originally they were getting a culvert to cross a stream, they explored building a bridge design, but that was too complex, so they are back to culvert crossing for the stream. They have applied to DEC for a permit. The 24in. that is there would be replaced with a 42in. culvert with a rocky bottom. Details are in the plans submitted. Test pits were done by Harold Berger with Garry and Joe present and Lot 1 would need raised sewage system, Lot 2 a shallow trench, Lot 3 conventional and Lot 4 raised. That design will be looked at closer before perc tests are done. Wetlands delineated again. DEC and Army Corps updated on plans, setbacks updated for single family and added to plans and they looked at the driveway. The Town would like to see 20 ft. width of access in there, they also have turnarounds on Lot 3.

The Chairman stated for the record that this will go to the Town Engineer for Stormwater review.

Chairman asked whether it had been submitted to archaeology, but data showed that it was not in a sensitive area. This was part of the SEQR process. No actual site visit was required. He will submit the map that shows that no investigation is required.

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Mr. Arnold asked about endangered species, and they checked a map for that as well but they need to provide it. Mr. Patricke said that the map is not acceptable by this Board and a botanist should walk the site.

Attorney DiLallo-Bitter stated that there should be an easement drafted to protect the property owners of the shared driveway. Some sort of shared arrangement will be presented.

Mr. Patricke asked that the word 'roadway' be removed and it be referred to as a driveway.

Mr. Antis asked about the entrance to Route 32 sight lines. Mr. Rourke shot both ways using 60mph and both are more than adequate for sight lines. That information will go on the plans along with the required distances.

Mr. Patricke wanted clarification about the sites for stormwater. Each lot will have a septic design when they apply for building permits. The perc test results will be applied to those. The erosion and sedimentation control plan shows levels of disturbances. That is 4.6 acres, so stormwater will be sheet drained through the woodlands.

Clarification was requested as to next steps.

Chairman Jensen asked the Board what they would like to do, risk tabling a meeting if all the requested items were not provided, or would rather wait.

Mr. Arnold didn't think the easement had to cover the whole driveway. It will be a maintenance agreement encompassing the easement.

It is referable to the County but has not been yet. EAF says application date to the County was January. It will go after a public hearing is set and all the paperwork is received.

June 16<sup>th</sup> is the Planning Board date, but the County would meet after that. They would not respond until July. There is no point in scheduling a public hearing ahead of getting all the information in. The applicant will come back in June and the public hearing may be scheduled at that time.

The Chairman reminded everyone to vote for the school budget.

Mrs. Riggi inquired about the PUD recommendation by Saratoga County, which stated that the Town should revise their Zoning plans. The County recommends this at intervals and it would be a Town Board action to initiate that process.

Mr. Arnold motioned to adjourn, and was seconded by Mr.Paska. All in favor, meeting was adjourned at 8:13 p.m.

Respectfully Submitted,

Tricia S. Andrews

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