

Meeting of the Planning Board for the Town of Moreau, Saratoga County, State of New York was held at the Moreau Town Hall, 351 Reynolds Road, Moreau, NY 12828 on December 16, 2024.

#### Planning Board Members Present

- John Arnold Planning Board Chairman
- Mike Shaver Planning Board Member
- Adam Seybolt Planning Board Member
- Bradley Toohill Planning Board Member
- Bradley Nelson Planning Board Member
- Carl Hourihan Alternate Planning Board Member

#### Planning Board Members Absent

- Matt Abrams Planning Board Member
- Ann Purdue Planning Board Member

#### Others Present

- Josh Westfall Town of Moreau Building Planning & Development Coordinator
- Glen Bruening Town Counsel
- Diana Corlew-Harrison Secretary

The meeting was called to order at 7:01 pm by Chairperson Arnold

Minutes Approval: Not all present to approve, will move to January 2025 meeting.

#### Old Business:

#### Appeal No. 863 (Special Use Permit) (First brought to PB in Aug 24)

Applicant seeks a Special Use Permit from the ZBA to establish Phase 1 of a campground use. Phase 1 will contain (5) campsites; Phase II will contain an additional (5) campsites to total (10) sites between two phases. Individual sites will consist of portable cabin structures and parking areas. The campsites will be supported by an on-site access drive, well, and on-site septic systems as well as a laundry facility and other supporting accessory structures. **Applicant:** Michael Music. **Property Location:** 195 Mott Road. **Tax Map ID:** 91.-1-29.1. **Zoning District:** Agricultural and 1-Family (R5). **SEQR Type:** Unlisted **Note:** Pursuant to 149-34, the Zoning Board of Appeals (ZBA) has referred this application to the Planning Board for advisory review.

The applicant spoke of the prior concerns from members of Planning Board.

He states that length of stays will be limited to 1-7 days only, these are not dwellings, only rentals.

The portability/mobility of units will be on wheels or skids.

Mr. Nelson asked if property would sell would it then become a mini trailer park? Per Mr. Westfall, it would then be covered under Chapter 92.

Mr. Shaver asked if one well for all 10 units or 10 people. Applicant states per 10 units. Seeking clarification from DOH. Mr. Shaver also commented that a water certificate would still be need prior to opening.

Mr. Nelson is concerned with the first phase's septic location with the property line. Applicant states septic will sit on the ridge, up from drainage area, ideal location. He will add plantings to be out of sight of neighbors.

Mr. Arnold asked if septic will be winterized. Applicant says camping not allowed in the winter and he will drain systems. He is only looking to be open Late April-early May-November months dependent on weather.

Mr. Arnold asked if driveway was 20' wide, firetruck clearances all been met. Applicant states yes to all.

Mr. Nelson asked of the 43 acres on property, how much will we utilized for campground. Applicant states there will be 15-20 including the trails that campers will have access to.

Mr. Toohill asked of timeline between phases. Applicant states they will start with 2 sites, grow up to 3 and 4, then to 10 as sales and interest increase.

Mr. Nelson and Mr. Toohill agree that they would like to see first 5 before approving additional 5 sites for Phase 2.

Mr. Toohill asked if applicant had set up and LLC or alike to protect him individually, applicant says he has an LLC with its own insurance.

Mr. Arnold asked if any gate at road entrance to protect property for example in winter months when closed. Applicant will be looking into something for that purpose.

Mr. Nelson would like to see the septic moved to not be seen by neighbors and with the use of trees and plantings.

**Mr. Toohill made a motion to approve the Special Use Permit with the following conditions. Seconded by Mr. Nelson, roll call – all approved.**

1. Scheduled open months to be April to November only.
2. Guest stays to not exceed nine (9) consecutive days.
3. Screening on eastern property boundary to obscure views.
4. Entry driveway suitable for all emergency services with letter from Fire Dept.
5. Security gate for facility when campground is not open.
6. Site plan review by Planning Board at each phase of development (1-5) and (6—10).

**New Business:**

**SPR4-2024. DMMH Corp.** Applicant seeks Site Plan Review in accordance with Article VI of Chapter 149 (Zoning) of Moreau Town Code for the development of a mixed storage and office facility. In accordance with Article V of Chapter 149, the applicant was granted a Special Use Permit by the Zoning Board of Appeals (ZBA). The ZBA also approved area variances related to setback. Specifically, the applicant seeks to construct a 60' x 300' structure and associated parking. Stormwater will be managed onsite. The proposed facility will be connected to public water and sewer. **Zoning District:** C-1. **SBL:** 63.3-1-21.21. **Property Location:** 1427-1429 Saratoga Road (Route 9). **Applicant:** DMMH Corp. **SEQR:** unlisted.

Applicant David Rogge and Ethan Hall, Architect for applicant spoke of project. Mr. Hall states that parking spots were reduced to 35 to be able to leave trees, snow removal and a buffer from the Pines Trailer Park.

Mr. Westfall stated that 52 parking spots are required by code. Mr. Hall he will show the required amount and applicant will abide with a revision to the plans.

Mr. Arnold asked about infrastructure. Applicant states each unit will have available septic, water, powered, heat and sprinklers. Mr. Toohill asked if larger service could be accommodated such as higher power needs. Applicant states all renters will be able to choose services and they will accommodate them. Each unit must get its own approval from applicant and town to meet codes. Applicant would like to see long-term rentals and not month to month.

Applicant states they are adding 4 overhead lights, a light on each unit's door entry, recessed lighting on building.

Mr. Seybolt asked of dumpster locations and restriction of pick-up times. Applicants state they will be in the back of the property and will have same requirements as Lamplighter Acres, no pick-ups before 8am.

Mr. Arnold and members reviewed Parts, 1,2 and 3 of SEQR review.

**Mr. Houlihan made a motion to approve SEQR with condition of the SHPPA letter requirement needed yet. Mr. Seybolt seconded, Roll call – all approved.**

**Mr. Seybolt made a motion to approve the site plan as presented but to show all 52 parking spots needed. Mr. Nelson seconded, roll call – all approved.**

**Mr. Nelson made a motion to sign mylars when plans are ready. Mr. Shaver seconded. Roll call- all approved.**

**Mr. Toohill made a motion to move the January 2025 meeting from January 20<sup>th</sup> to January 27<sup>th</sup> and the February 2025 meeting from February 17<sup>th</sup> to February 24, 2025. Seconded by Mr. Nelson. Roll call - All approved.**

**Motion made by Mr. Toohill to adjourn, seconded by Mr. Shaver.**

Meeting adjourned at 8:38 PM.

Signed by Diana Corlew-Harrison, Planning Board Secretary 01/07/2025.