

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 April 22, 2026.

### **Planning Board Members Present**

- John Arnold Planning Board Chairman
- Carl Hourihan Planning Board Member
- Mike Shaver Planning Board Member
- Ann Purdue Planning Board Member
- Bradley Nelson Planning Board Member
- Adam Seybolt Planning Board Member
- Matt Abrams Planning Board Member
- Edward Potter Alternate Planning Board Member
- Josh Westfall Town of Moreau Building Planning & Development Coordinator
- Glen Bruening Town Counsel
- Diana Corlew-Harrison Secretary

### **Planning Board Members Absent**

- Maureen Jackson Alternate Planning Board Member

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

Minutes to approve:

**February 2026 – Mr. Nelson made a motion to approve these minutes with noted changed. Seconded by Ms. Purdue.**

### **Old Business – Site Plan Review**

#### **Site Plan Review – SPR2025-001 MRCN Flex Office Space**

Applicant seeks to construct a new structure for mixed office with open concept, storefronts with man doors and garage doors and utility connections. **Applicant:** MRCN Properties LLC. **Owner of Record:** Same. **Property Location:** 6 Bluebird Road. **Tax Map ID:** 49.4-3-1. **Zoning District:** C-1. **SEQR:** Unlisted.

The owner of property, Cliff Nelson, had Ethan Hall of Rucinski Hall Architecture speak about the project and some of the changes that were made from February meeting. They labeled parking spots, noted lighting, disturbance areas, turning radius, dumpster and fencing, screening and water/sewer connections.

Mr. Shaver asked if they were connected to existing public water and sewer. Applicants said water is connected and sewer will be with a new pumping system.

Mr. Shaver asked if any outside storage would be on site. Applicants said no.

Mr. Arnold asked if there will be any retail. Applicants state no.

Mr. Arnold asked how many parking spaces per tenant or rental unit. Applicants thought one or two personal cars and maybe one contractor, not public traffic in and out of the site.

Mr. Abrams asked if they should take out the mention of industrial manufacturing space and change it to commercial C1 use. That was there is no confusion on “manufacturing” on site, and they would be able to have 4 spots for parking on each rental.

Ms. Purdue would like to restrict use. Applicant does not agree, doesn’t want to restrict what space can be used for. Board members discussed concerns that the facility might be used for a variety of purposes otherwise allowed in C-1 Zoning District, such as restaurants, gas stations or funeral homes, which would be inappropriate at this location due to traffic volumes and other considerations. Applicant indicated that he did not intend such uses but still did not want to

articulate limitations on the uses. In discussing the concern further with Mr. Westfall, the consensus was that uses could otherwise be regulated through the limitation on the number of parking spots allowed for each of the units and through the building permit process. Applicants state they will have a rental agreement in place that will have the uses permitted and he can choose who to rent to also.

Mr. Arnold asked if each rental unit would have a bathroom. Applicants state that there is a common area that will have a bathroom and a conference area.

Mr. Arnold reviewed the EAF forms and SEQR Parts 1 and 2. There were no comments or concerns from board.

**Mr. Hourihan made a motion to give a negative declaration of SEQR. Mr. Shaver seconded, roll call – all in favor.**

**Mr. Seybolt made a motion to close the public hearing, Mr. Nelson seconded, roll call-all approved.**

**Mr. Seybolt made a motion to approve the site plan review with the following conditions:**

- 1. No outside storage on site.**
- 2. Two vehicles are allowed outside per rental space or 1,000 sq.ft of rented space.**
- 3. Slide building to the north for the eave on building to be outside the setback.**
- 4. Add additional screenings on the neighbor's house's side of property.**
- 5. Site plan note that permitted used per C-1 Zoning (omit at time of PB approval)**

**Mr. Nelson seconded, roll call – all approved.**

**Mr. Hourihan made a motion to have the Planning Board president and one board member sign the mylars when they become available. Seconded by Mr. Shaver, roll call – all approved.**

#### **Discussion**

#### **Route 9 Corridor Enhancement Study**

Ms. Purdue and Mr. Abrams spoke to the quorum regarding the new study being done. They are representatives on the Planning Board for this project. They encouraged all members and towns people to attend the meeting being held April 30<sup>th</sup>, 2026, at Fitzgerald Brothers on Route 9 to learn more about this and ask any questions.

**Motion made to adjourn the meeting by Mr. Shaver, seconded by Mr. Nelson.**

Mr. Arnold adjourned the meeting at 8:40 pm.

Signed by Diana Corlew-Harrison on May 4, 2026. Revised 5/22/26.