

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 **June 19, 2023 7pm**.

Planning Board Members Present

- John Arnold Acting Planning Board Chairman
- Ann Purdue Planning Board Member
- Mike Shaver Planning Board Member
- Meredith Mathias Planning Board Member
- Erik Bergman Planning Board Member
- Adam Seybolt Planning Board Member

The meeting was called to order at 7:00 pm by Chairperson Arnold

Old Business

Planning Board Minutes were reviewed from January 2023.

Motion made by Eric Bergmen, seconded by Meredith Mathias. Roll call - All approved.

New Business

Application Name: Turfs-R-Us Lawn Care (Ryan Saunders)

Application #: **SPR 2-2023**

Application Type: **Site Plan Review – Sketch Plan**

Public Hearing Held: **No**

Location: **1556 Route 9, Moreau, NY**

Tax Map No.: **63.2-1-24**

SEQR Type: **Type 2**

Zoning District: **General Commercial (C-1)**

Project Description: Applicant is proposing to operate a lawn care and landscaping business from an existing accessory building at 1556 Route 9 (TMP #63.2-1-24). The business use of the property involves the storage of equipment associated with the lawncare/landscaping business within an exterior area approximately 20ft. wide. Exterior storage involves a truck and two trailers. The interior of the existing garage will be used for winter storage of equipment. No alterations (exterior or interior) are planned. No customers come to the site as all services are provided off site.

Applicant, Ryan Saunders, spoke of the application proposal. This site will be widely used to store truck and two trailers when not in use. All work performed off site. Has an arrangement with landlord to keep us lawn care to pay lease.

Mr. Shaver asked what to be stored? Just truck, enclosed trailer, dump trailer.

Mr. Arnold asked if any maintenance being done in building? Possibly oil changes on vehicles. Mr. Arnold asked if any drains in floor, applicant said no.

Mr. Martin said it's a Type 2 by definition. Mr. Arnold said it's in a commercial zone, so it needs a public hearing. Ms. Mathias asked if it could be waived. Mr. Martin states it can be but would be a recommended.

Motion made by Mr. Shaver to waive public hearing due to minimal use, no customers on site, seconded by Mr. Bergmen.

Roll call - All members approved.

Motion to approve the change of use for Turfs-R-Us by Ms. Mathias, seconded by Mr. Bergmen. Roll call – all approved.

Mr. Martin spoke of some possible upcoming presenters to come before Planning Board to review.

Motion made to adjourn meeting by Mr. Seybolt, seconded by Ms. Mathias.

Meeting adjourned at 7:45 pm

Signed by Diana Corlew-Harrison from audio 9/27/24.

DRAFT