

A meeting of the Town of Moreau Planning Board was held on May 20, 2013 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

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

Present:

G. Peter Jensen	Chairman
Linda Riggi	Planning Board member
Reed Antis	Planning Board Member
John Arnold	Planning Board Member
Ron Zimmerman	Planning Board Member

Absent:

David Paska	Planning Board Member
Erik, Bergman	Planning Board Member

Also present: Joe Patricke, Code Enforcement Officer.

Chairman Jensen called the meeting to order at 7:01p.m. and announced that Mr. Osborne has resigned and Mrs. Riggi is now a permanent member for the remainder of his term.

The minutes of the April 15, 2013 meeting were reviewed. No changes were identified.

Mr. Zimmerman motioned to approve the minutes of the April 15, 2013 meeting and Mr. Arnold seconded. Motion carried unanimously.

Mr. Arnold inquired about the duplicate information on the table because it appears they are both the same. The drawing is different.

#1 Mackenzie, Real and McKenzie, Michael

Public Hearing

Final Review

The McKenzies/MacKenzies sold 208 acres and the two brothers want to separate the remaining 112 acres on Old Saratoga Road. Chairman Jensen invited public comment and asked that people state their name for the record if they want to comment and that they maintain decorum.

Mr. Patricke wanted to clarify that the parcel was originally 425 acres, and two years ago they sold the 208 to the state. They are here as a result of prior subdivisions within 7 years, and that is the only

A meeting of the Town of Moreau Planning Board was held on May 20, 2013 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

reason they need Planning Board approval, they are dividing two lots and merging the results with two others.

Mr. Arnold: The Board as asked about a map shaded to make this easier to understand.

Mr. Patricke explained that he talked to him but the surveyor did not manage to do that. There isn't a lot 2 & 3 on the map, they are being merged to existing lots. So those designated should be shown as additions.

Mr. Arnold also thought there was a setback issues somewhere but the surveyor checks and it all complies according to Mr. Patricke.

Chairman Jensen: No further questions from the Board, would anyone like to make a comment or ask a question, if not, SEQR.

The Board moved to SEQR and for Part I there were no items of interest, no questions in Part A except that it should say residential in the first block.

Part II. All comments were negative. Most of them had been addressed with the previous subdivision to the State. The public hearing was closed at 7:12p.m.

Mr. Zimmerman motioned that the Board make a negative declaration regarding SEQR and Mr. Antis seconded. Roll call vote proceeded as follows: Mrs. Riggi, Yes; Mr. Antis, Yes; Mr. Arnold, Yes; Mr. Zimmerman, Yes; Chairman Jensen, Yes. Motion carried 5-0.

Mr. Patricke mentioned that referred to the County and was returned with no significant county-wide impact.

Mr. Arnold motioned to grant preliminary approval for the Final Site Plan for the MacKenzie/McKenzie subdivision. Mr. Antis seconded. Roll call vote proceeded as follows: Mrs. Riggi, Yes; Mr. Antis, Yes; Mr. Arnold, Yes; Mr. Zimmerman, Yes; Chairman Jensen, Yes. Motion carried 5-0.

Mr. Arnold motioned to waive the 30-day required wait for final approval for this minor subdivision and Mr. Antis seconded. Roll call vote proceeded as follows: Mrs. Riggi, Yes; Mr. Antis, Yes; Mr. Arnold, Yes; Mr. Zimmerman, Yes; Chairman Jensen, Yes. Motion carried 5-0.

Mrs. Riggi motioned to grant final approval to the MacKenzie/ McKenzie Subdivision and Mr. Arnold seconded. Roll call vote proceeded as follows: Mrs. Riggi, Yes; Mr. Antis, Yes; Mr. Arnold, Yes; Mr. Zimmerman, Yes; Chairman Jensen, Yes. Motion carried 5-0.

Mr. Arnold motioned that the Chair and one other member of the Board sign the mylars when presented to Mr. Patricke. Mrs. Riggi seconded. Motion carried unanimously. The applicant has 60 days after the signatures are on the mylars to submit it to Saratoga County. Mr. Patricke advised them that this is a two-lot subdivision even though the drawing says four. Two mylars are required.

A meeting of the Town of Moreau Planning Board was held on May 20, 2013 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

#2 Congdon, Gardner Subdivision (Deerfield)
Preliminary Plat Review

Mr. William Rourke presented the 5 lot subdivision with three acres left over. It's four lots for residential development zoned R-2 on an existing Grey Fox Road in the Deerfield Subdivision, there is Town water, residences will have separate septic systems. We left these out seven years ago because they had a high water table, they have been filled quite a bit and perc tests last week were good, 1:49 to 2:31. 64 inches and 58 inches modeling. There's a pond, here, center of map and it was requested for drainage for other subdivision, and there is a culvert crossing 197. The drainage ditch from it has been filled in and he's going to buy a 15 ft strip and get flow off the property. From the middle of the filled in ditch, there is a 2 ft. drop. Even without that deep hole tests were good.

Chairman Jensen: We have supposedly a drainage way that's been filled in.

Mr. Rourke: The ditch portion.

Chairman Jensen: Does water migrate to the pond?

Mr. Rourke: Yes.

Chairman Jensen: And it gets there through the subdivision?

Mr. Rourke: It comes around and there's a culvert here and then to the pond.

Mr. Arnold: So we are moving drainage water off-site? Is the pond part of the management for the subdivision?

Mr. Patricke: There is no plan. This is before me, 16 years ago and it has no plan. Gardner tried to get it to work for him and that pond is part of it, and it wasn't designed or created within any rules. There's nothing wrong about that but it has to be corrected to make it work now. It has been out that far back, for more than 20 years.

Mr. Rourke: It started out Gregory Manor.

Mr. Arnold: I am curious if this is considered part of a stormwater management system for the whole development and how that relates to the new four.

Mr. Patricke: This is the fourth phase of this project. This part has to comply.

Mr. Arnold: These four lots of they are being added in and there's something there that was not engineered, I don't know that I consider that effective for these four lots.

Mr. Rourke: The pond and ditch need to be cleaned out. We could have Vision Engineering take a look at it and offer some suggestions.

Chairman Jensen: I think by your comments that you anticipate using that pond area, but it's not part of the subdivision.

A meeting of the Town of Moreau Planning Board was held on May 20, 2013 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

Mr. Rourke: It's on this lot. Gardner still owns 5 acres here, this is a fifth lot.

Mr. Arnold: The ditch isn't, yet.

Chairman Jensen: The lot the pond is on isn't owned by someone else?

Mr. Zimmerman: He wants to buy for the ditch.

Mr. Rourke: He has had some trouble with this landowner. The ditch goes down the property line, the 24 inch pipe has been there since Rt. 197 was built and these people filled in the ditch. He wants to buy 15 ft. and put the ditch in at the proper elevation.

Mr. Zimmerman: Would it run between 48 and 47.1 on the tax map?

Mr. Rourke: Yes, correct. Between those, but he wants to buy 15 ft.

Mrs. Riggi: Where does it flow to?

Mr. Rourke: This culvert, and I think they Town has investigated, it goes onto a stream.

Mr. Patricke: It's on property of Rich Cowan. Town Road and the Town cleared the culvert down there and it's keeping it clean, there is a plan in place for that.

Mr. Arnold: How many acres of surface area are being handled by that pond?

Mr. Rourke: Surface runoff is one thing but it's also the water table. But we dug deep hole pits right here, and they were ok. We dug one right in the middle of Lot 37 and one across the road on 39.

Mr. Arnold: Are you planning foundation or basements under these, with this water table?

Mr. Rourke: They have to investigate.

Mr. Arnold: How many feet above ground water are we supposed to be?

Mr. Patricke: 2 ft.

Mr. Arnold: So crawl space.

Mr. Patricke: Or fill.

Mr. Rourke: Lot 37 there was no ground water observed. Lot 39 at 84 inches. Do you want a copy of this?

Chairman Jensen: We are going to refer this to Mr. Robinson for review.

Mr. Arnold: What are you proposing for stormwater management for these four lots?

Mr. Rourke: Ditches that run to the south. The lots are flat.

Mr. Arnold: Because you filled them.

Mr. Rourke: Right. They all drain this way.

Mr. Patricke: I don't think there's as much runoff as you might think. Not stormwater, just ground water. I was very surprised there was none in that test pit.

Mr. Arnold: It's not drawing subsurface water if it's about 84 inches.

Mr. Rourke: But the ditch is dry.

Mr. Patricke: There's always water in the pond.

A meeting of the Town of Moreau Planning Board was held on May 20, 2013 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

Mr. Rourke: We can lower that by clearing this ditch.

Mr. Patricke: On the modeling 58 inches is the seasonal high.

Mr. Arnold: You've got modeling above the level of grade at those lots.

Mr. Patricke: You are going to have to get elevations of everything.

Mr. Rourke: We do. You have them from before he filled.

Mr. Arnold: So these are not what you based the measurements for the test pits on...

Mr. Rourke: New elevations and new contours. Across the three lots there, 102.

Mr. Zimmerman: Tell us again the total acreage.

Mr. Rourke: 3.6 acres.

Mr. Zimmerman: Does that require a SWPPP?

Mr. Robinson: With residential subdivisions you only have to do a full SWPPP after 5 acres. It's a different rule than a commercial job.

Mr. Arnold: That's a paved road.

Mr. Robinson: You have to do a partial SWPPP- An Erosion and Sedimentation Control Plan and we have to run through the numbers for the rest to show that you wouldn't have had to do it.

Mr. Arnold: This little strip of land beside Barody, it's no man's land.

Mr. Rourke: Long history of that.

Mr. Arnold: We're looking at it because there's Lot 33 here.

Mr. Antis: The parcels are coming out of Lot 33?

Mr. Rourke: We had a subdivision before and these are the original labels.

Mr. Antis: So Lot 33 is owned by Gardner Congdon. Is it just a berm? Is it road frontage here?

Chairman Jensen: Fronts on 197.

Mr. Antis: Could it be residential in a future point in time?

Mr. Rourke: Is it residential zoned?

Mr. Patricke: R-2.

Mr. Antis: Is it healthy for development?

Mr. Patricke: In 1989 there was an outcry no one wants to change anything to commercial over there. Probably yes it could be. Route 197 borrowed from it when it was built raised 4 ft. Mr. Congdon filled it back in to get it to a reasonable height because it was too close to groundwater. When we had in 2008 groundwater problems with some other developments, the Town Board made it a requirement to show 2 ft. separation between groundwater and basement.

Mr. Arnold: I got confused. These 3 lots were part of a previous approved subdivision?

Mr. Rourke: Which was rejected because of high water table.

A meeting of the Town of Moreau Planning Board was held on May 20, 2013 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

Mr. Patricke: Also came into play was that it was 49 lots and they were being done with wells, but now they will have municipal water.

Mr. Arnold: These lots will?

Mr. Patricke: Right.

Mr. Arnold: You mentioned requirements for full SWPPP. More than 5 lots or more than 5 acres?

Mr. Robinson: More than 5 acres of disturbance.

Mr. Arnold: It's that why Lot 33 isn't being touched? It's not part of the land to be disturbed.

Mr. Rourke: It's a 5 lot subdivision but we are only going for 4 lots.

Mr. Arnold: Of these were not included in the previous approval, then it's new lots. Shouldn't that 5th lot be included?

Mr. Patricke: You will disturb it, when you fix the pond etc.

Chairman Jensen: It will be advertised as 5 lots.

Mr. Robinson: You can't do 5 lots and leave one for later and come back. I think that 5th lot should be mentioned in the plan, as long as there's still under 5 acres of disturbance, they are still ok. If they are digging a ditch out, that's disturbance. The intent of the regulation is not to make it cumbersome to do a SWPPP after a one acre disturbance.

Mr. Zimmerman: Whatever that modified SWPPP is, is what you need to be satisfied.

Mr. Robinson: That other land should be included, there's going to be some disturbance but there's less than 5 acres so we don't need a full SWPPP. An Erosion and Sedimentation control plan.

Mr. Arnold: We have a non-planned, non-engineered system in place that deals with the rest of the subdivision, which deals with surface runoff by removing water off site which I don't think we do that now.

Mr. Robinson: Are we saying that stormwater goes to that pond and off site?

Mr. Patricke: But he said stormwater goes into the ground and then into the pond. Is it fair to add four lots to a system that was never engineered in the first place? If this was a blank property and they proposed to develop these four lots, would we let them send water to a pond that's naturally there and run off site, or would you ask for a system?

Mr. Robinson: Under MS5, a full SWPPP is not required. Yes, it has to be taken care of. Is it a formal SWPPP?

Mr. Arnold: Can we allow this, or does it have to be designed and engineered?

Mr. Robinson: You could use that pond. I am not sure that's what they are proposing. This is a sketch plan and I m not sure it has been thought of that far yet.

Mr. Zimmerman: We are all saying that Lot 33 is part of the subdivision we can't address all the issues without including it.

A meeting of the Town of Moreau Planning Board was held on May 20, 2013 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

Mr. Patricke: The 4 lots that are being created can all control their own water, Grey Fox Road which is a Town road, feeds that pond.

Chairman Jensen: We can determine that when we get the elevations.

Mr. Arnold: We've required onsite management

Mr. Robinson: Those are commercial, or over 5 acres.

Mr. Arnold: This is bringing historic stuff in, and this is not the last phase. This other lot is going to be dealt with.

Mr. Robinson: That's part of it now.

Mr. Arnold: It's going to have something eventually.

Mr. Robinson: Can that be subdivided?

Mr. Patricke: You can get two more lots there?

Mr. Zimmerman: You could get two more houses in there and we need to deal with it all now. A driving January rain is going into that pond.

Mr. Arnold: I am ok with this pond and this ditch. It won't approve until he owns or has easement over that ditch. If Mr. Robinson says you can do that and it's ok, I just want to be sure. The way the rules are done now.

Mr. Robinson: We will follow Town rules but there is no SWPPP for anything under 5 acres. I am not trying to make anyone build a plan.

Mr. Arnold: I want the system to work.

Mr. Robinson: The plan is a Town requirement, before we had SWPPPs the Town had requirements. Is it okay that something there from a previous subdivision is going to be used? This whole thing was part of a subdivision, but didn't meet Health Dept. reqs. It was left remaining lands so it is till part of the subdivision. Now we are dividing it differently so there is something to address? It happens. It's not really grandfathered- it was part of it.

Mr. Rourke: I have talked to Dan Ryan and that's what we're going to want to do. Have him design something and show it to you.

Mr. Arnold: You're acting as an agent and I want you to know I am concerned about a stormwater system that is not designed, no matter what the plan requirements are. I want to know the system works. Certainly you will get no vote from me without control over that outlet ditch.

Mr. Rourke: I will talk to Dan Ryan and we will get together.

Mr. Patricke: [Garry] Tell him what you want him to get to you.

Mr. Arnold: He doesn't have to do anything behind Reynolds Road, but if he doesn't control that ditch can get filled back in and we know the pond can't handle it all. That's why the ditch was there.

A meeting of the Town of Moreau Planning Board was held on May 20, 2013 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

Chairman Jensen: When this subdivision initially came in, was there archaeology? Do we need to address that and threatened or endangered species, etc.?

Mr. Patricke: If went through this Board, it should have. It's a good question, we will have to get the files out and check. Do you remember, Bill?

Mr. Rourke: There was a paper we checked.

Chairman Jensen: I think we need to revisit those.

Mr. Patricke: 4-5 ft. of dirt was taken off already anyway.

Chairman Jensen: Someone will get to us if we don't.

Mr. Zimmerman: It will go to the County eventually.

Chairman Jensen: Because it is within 500 ft. of Route 197.

Mr. Rourke: So we have to do a Long Form?

Chairman Jensen: Oh Yes.

Mr. Arnold: I have a field like that, that filled the Northway before Ex 17.

Mr. Rourke: We do have other maps with correct elevations and contours.

Mr. Arnold: At least show the 15ft. on the map with intention.

Mr. Rourke: They are going to have a property line adjustment.

Mr. Arnold: You'll have to show all that.

Chairman Jensen: Your engineer should talk to Mr. Robinson.

Mr. Patricke: Are you coming back to our next meeting?

Mr. Rourke: Yes.

Mr. Patricke: It's June 17th, get me paperwork on June 3rd.

#3 Hooper, James Subdivision

Preliminary Plat Review

Mr. Rourke also represents Jim Hooper. He has a horse farm on 197. Flag lot here, you saw at last meeting, we have taken perc and deep hole test. Perc 1:35 to 11 minutes.

Chairman Jensen: It's sand there?

Mr. Patricke: It's the yellow-orange sand people buy to amend soil.

Mr. Rourke: We did find some very good spots for tests. Down here we dug a test hole on every lot and pinpointed it. This is the entrance to golf course, we are doing one curb cut to combine the driveways within 40 ft. There is a wetlands down here, we are staying away from it and septic are 125ft. away from those wetlands.

Mr. Arnold: State wetlands?

Mr. Rourke: DEC. Contours are on the proposal.

A meeting of the Town of Moreau Planning Board was held on May 20, 2013 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

Chairman Jensen: What is the zone where the wetlands is?

Mr. Rourke: R-5.

Chairman Jensen: 5 acres?

Mr. Rourke: Yes.

Chairman Jensen: If we deduct wetlands is there still 5 acres?

Mr. Rourke: Yes, there are 12 to start with. Got to have 5 acres non-wet.

Mr. Arnold: You have contours on your map and I don't.

Mr. Hooper: White fence line right now, the Clear's property.

Mr. Rourke: I should have brought new maps.

Mr. Arnold: You have so many elevation shifts.

Mr. Zimmerman: Was the 1:35 perc on lot 4?

Mr. Rourke: Yes. Lot 5 was 11:02. Lot 3 was 3.5 minutes and 2 was 10:55.

Mr. Hooper: Quite possibly relatives or workers of mine with shared horse paddock. Last thing on want is poor septic. I went backwards, found the right soils and then placed the house. For me it is partly pasture space.

Chairman Jensen: This will have to go to the County.

Mr. Antis: Because of 197?

Mr. Patricke: And W. River Road.

Mr. Antis: That was the hamlet of Moreau Station. Is there anything there historically?

Mr. Hooper: I think it's on the other side of the road.

Mr. Antis: Where the RR crossed W. River Road, that was Moreau Station, it had a post office...

Mr. Rourke: West River Road had a bridge and it was over here.

Mr. Antis: Closer to Route 197, it got changed.

Mr. Patricke: Bill owned that.

Mr. Hooper: Those are National Grid lands there.

Mr. Zimmerman: Is this a Long Form?

Chairman Jensen: Yes.

Mr. Antis: Where is National Grid land?

Mr. Rourke: Other side of the road, we are not touching that.

Mr. Patricke: You will still have to look at the arch with that.

Mr. Antis: It has significance.

Chairman Jensen: We need all the reports.

A meeting of the Town of Moreau Planning Board was held on May 20, 2013 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

Mr. Arnold: Lot 1 is part of the subdivision. I would ask for at least the National Grid outset. The maps show it with property that's no owned by you, that National Grid part is shown as James and Suzanne Hooper. The dead railroad spur should be on the map too, because it still belongs to the railroad.

Mr. Arnold: Is that spur owned or leased by the railroad?

Mr. Hooper: Saratoga County owned it and I tried to buy it but they think they might still revitalize the railroad. I called them about converting rails to trails.

Chairman Jensen: We need any land that does not belong to this applicant delineated. Does Mr. Robinson need to see this?

Mr. Patricke: We are not prepared to go to County yet.

Chairman Jensen: True.

Mr. Rourke: Archeological study?

Mr. Patricke: Study or visit the website.

Mr. Robinson: They have to go to the circles and squares map, and if it's nothing there you still have to contact them to get a letter.

Mr. Hooper: Dan Ryan can handle it can't he?

Mr. Zimmerman: Yes.

Mr. Hooper: He said there is a gray area.

Mr. Robinson: For 5 miles along the river there were settlements, so it's all gray area.

Mr. Antis: The block house is close to you.

Mr. Arnold: At this point in time the current use has no stormwater plan. This is 5 lots including the existing, doesn't a disturbance of more than 5 acres call for a SWPPP, but I don't think they are going to disturb more than 5, but do we need to do something about stormwater.

Mr. Robinson: If he disturbs more than an acre on the whole project, we do.

Chairman Jensen: Highways and structures go into your presumable disturbance.

Mr. Robinson: Two nice long driveways.

Mr. Patricke: It has to be addressed, but not necessarily in a formal plan.

Mr. Robinson: Partial SWPPP. Erosion and Sedimentation Control Plan.

Mr. Hooper: Part of the reason this is like this is water from across the road that comes across my property and I want to put it all in one spot. I don't want to handle the water.

Mr. Zimmerman: Lot 2 is going to need a proper driveway that is almost a quarter mile long.

Mr. Hooper: This is going to be high, it's right on the railway.

Chairman Jensen: It's disturbance.

Mr. Arnold: It's the same thing I have to deal with if I tear up an acre on my farm.

A meeting of the Town of Moreau Planning Board was held on May 20, 2013 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

Chairman Jensen: Questions?

Mr. Arnold: I would like you to add where the Lot 2 driveway meets 2, put a T or turn off on there. Make one where the two lots break because that's a long way to back. Put a T there.

Mr. Patricke: You need to look at the building code regulations on what you need for a fire road driveway. On the Lot on W. River Road the existing mobile home will have to go, it will have to be gone before they approve the lot.

Mr. Arnold: I thought you couldn't do two houses on one property.

Mr. Hooper: Can I have a grace period? I have a displaced family in there and no place for them to go until this is finalized, could I have 90 days?

Mr. Patricke: You are 90 days from approval now.

Mr. Arnold: Are the family farm workers? You have 33.6 acres. You can put the trailer there if they are farm workers and it passes inspection. As soon as you are approved, the trailer is gone.

Mr. Patricke: You can't approve an illegal act. It's illegal as soon as you approve that act.

Mr. Hooper: That's going to table this whole thing, I can't displace that family.

Mr. Arnold: That trailer or another somewhere on the property.

Mr. Hooper: I thought there would be a little more understanding.

Mr. Patricke: No one's saying you have to do anything now, but we can't create that lot with that on there, so you can't come to us for final approval til it's gone.

Mr. Arnold: As long as it's a farm you can put them anywhere on Lot 1.

Mr. Patricke: Yes, but that costs 10-15 thousand dollars.

Mr. Arnold: So you can carry on this process to a certain point, but before you go any further you have to get the trailer out of there.

#4 Rourke Subdivision

Sketch Plan Review

Mr. Rourke: I am going to ask the Board's approval on this one. I haven't bought this yet. This is Paul Johnson's house. Across from there, this is a farm road or something, paved, used to be a road. It is R-5 and it's 69 acres. It's never been in front of the Board.

Mr. Arnold: We saw it.

Mr. Patricke: It didn't have approval. It has a Sketch Plan. Earth Tech.

Mr. Rourke: I would buy the property and it's been flown, has contours. Did they just drop it?

Mr. Patricke: They did. They worked independently, talked to no one, brought in the application one day. When they came in, justifiably we had a million questions.

A meeting of the Town of Moreau Planning Board was held on May 20, 2013 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

Mr. Rourke: They did not stormwater/drainage. I haven't either, but I hired somebody. They had a good design with 5 acres lots with a 3,000ft long road. This is 1800 and down here it is at 1050 ft. is this turn around leading to the prop to the north. I haven't changed anything. It's 1050ft. from the front to here. 1320 to this cul d sac, and 1860 to the other cul d sac. There's a main stream or gully down through here, there's another here. Nothing has been done about storm drainage.

Mr. Zimmerman: Are they Army Corps wetlands or DEC?

Mr. Arnold: If I remember right it's both.

Mr. Rourke: I believe they have not been in.

Mr. Arnold: This is a cluster subdivision we had, this little one is not the 5 acre lot plan.

Mr. Patricke: It's requirement that you do that first.

Mr. Arnold: Some of those 5 acre lots were in question about being buildable.

Chairman Jensen: You have to deduct wetlands and road surface and figure out how many lots you can get.

Mr. Arnold: Total acres?

Mr. Rourke: 69 acres. 5 times 12 is 60. Over what percent?

Mr. Zimmerman: 15%

Mr. Patricke: I think the steep slopes are within the wetlands anyway.

Chairman Jensen: Do the math before you spend money.

Mr. Rourke: I understand they were all flagged and located.

Mr. Patricke: There are 8 lots- not 12.

Mrs. Riggi: 69 acres after wetlands?

Mr. Rourke: Before. But I had forgotten the steep slopes. It was 9 acres of wetlands.

Chairman Jensen: But the wetlands might do you in.

Mr. Arnold: The cluster plan you have here I have seen before. It wasn't a bad design for a cluster but numbers-wise you might not get that many lots.

Mr. Rourke: I knew that, but I wasn't on top of the 15%. What about the turnaround at 1050 ft.?

Chairman Jensen: Mr. Robinson will have a field day.

Chairman Jensen: Isn't that 50 ft too long.?

Mr. Patricke: If you don't waive it.

Chairman Jensen: Have a discussion with highway.

Mr. Arnold: Or move the intersection. It doesn't affect any lots.

Mr. Rourke: I thought you meant sight distance, it is 45 mph, 55 design speed. Requirement is 530ft., stop distance required 450ft., to the South we've got 720ft., 710ft. to the North, so we exceed.

A meeting of the Town of Moreau Planning Board was held on May 20, 2013 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

Mr. Arnold: The speed limit is 55 there, believe me. So you have to design for 65. It should drop there. You will have to redo those calculations.

Chairman Jensen: It probably makes it.

Mr. Rourke: We do have 200 ft to spare.

Mr. Arnold: I like d the walking trails fit into the contours of what was there, it's a project to fit it into a tough spot. But you're good at that.

Mr. Rourke: As far as Agricultural. It can't be made into fields or farms.

Chairman Jensen: Is it Ag?

Mr. Patricke: It is R-5 yes.

Mr. Arnold: It will not be a large scale commercial farm field operation, but it can be made into agriculture. It likely never will be.

Mr. Rourke: The soils aren't clay, I dug and found loam.

Mr. Patricke: Remember no one participated in that. What they did doesn't mean anything.

Mr. Rourke: Was it turned down?

Mr. Zimmerman: No, they left. Didn't we see it before that?

Mr. Patricke: Someone came before Earth Tech.

Mr. Rourke: They put a lot of money into this.

Mr. Arnold: What do you mean they had it flown?

Mr. Rourke: For contours.

Mr. Arnold: We asked them, and maybe you addressed it, we asked them to move the entrance one way or the other.

Mr. Rourke: I think it's in a good spot. That's what I wanted, was some feedback.

Mr. Patricke: Please give some plans to Garry so he can get up to speed.

Chairman would like to remind everyone to vote tomorrow.

Mr. Zimmerman motioned to adjourn, and was seconded by Mr. Antis. All in favor, meeting was adjourned at 8:39 p.m.

Respectfully Submitted,

Tricia S. Andrews