

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 15, 2024, 7pm.

Planning Board Members Present

- John Arnold Acting Planning Board Chairman
- Ann Purdue Planning Board Member
- Mike Shaver Planning Board Member
- Adam Seybolt Planning Board Member
- Matt Abrams Planning Board Member
- Brad Nelson Planning Board Member

Others Present:

- Joshua Westfall, AICP, Building Planning Development Coordinator, Town of Moreau

Absent:

- Bradley Toohill Planning Board Member

Other Attendees:

- **Joseph Dannible – Environmental Design Partnership**
- **Anthony and Stephen Cerrone – Cerrone Builders**
- **John Ahern – Project Attorney**
- **Adam Feldman**

The meeting was called to order at 7:02 pm by Chairperson Arnold

Old Business

Project Name: Planned Unit Development (PUD) – Jacobie Park Side Farms at Moreau Rec Road
Applicant Name: Cerrone Builders
Application #: PUD
Application Type: Town Board PUD Referral for Report – Sketch Plan
Public Hearing Scheduled: Yes – April 15, 2024 @ 7:00pm
Location: 11-29 Moreau Rec Road, Moreau, NY
Tax Map No. Two parcels are proposed for the PUD: 50.3-3-28.2; and 64.-1-54
Zoning District: One and Two Family (R-2) District
SEQR Type: unlisted

Project Description:

Applicant is proposing to construct 191 dwelling units split between apartments (multi-family), duplexes (two-families), and single dwellings on two vacant parcels located along either side of Moreau Rec Road. The overall project is 27.19+- acres. Also included in the proposed project is a 5,000 sq. ft. commercial area for a restaurant, ice cream shop, etc. to serve the development and surrounding neighborhoods. Stormwater will be managed on site; and municipal water and sewer will service the project needs for water and wastewater treatment.

Mr. Arnold started the public hearing meeting introducing Mr. Dannible, from Environmental Design Partnership, spoke on behalf of Cerrone Builders on this project.

Mr. Dannible spoke of the proposal with regards to unit numbers, types of units, visual effects with streetlights, sidewalks, walking paths, recreational space, water and sewer concerns, DEC regulations and overall community feeling that they are trying to bring into this developing neighborhood.

1. Unit 1 type homes are single family cottage homes, 2-3 Bedroom, 2 car rear garages, front porches, 47 units
2. Unit 2 type homes are Townhouse/Duplex, 1-2 Bedroom homes, 2 car garages -14 buildings, 44 units.
3. Unit 3 type homes are apartments, 1–2-bedroom, parking spots and adjacent parking areas, 8 buildings, 3 story with commercial space on bottom floor, 100 units.

Mr. Dannible also stated that the projects intent is to have green areas, walking paths to connect to Moreau Rec Park, front porches promoting community and neighborly involvement in HOA, rec space, hobby barn, greenhouse, garden areas, sidewalk areas, HOA affiliation. He also spoke of the traffic assessment studies that were concluded by project engineers and Town of Moreau appointed engineers, a comparison of the tax/water/sewer revenue generated for this PUDD Development over a single home only development and the benefits they feel it brings to the Town of Moreau. He also addressed some of the concerns of the PUDD objectives (1-8) with each objective noting the benefits and addressing some of concerns brought forward by Planning Board members prior to this meeting.

Mr. Feldman then spoke of his history with Habitat with Humanity. He had worked in the past with Habitat for Humanity and sees the need for affordable housing in the area. He has worked with many government programs to provide subsidizing to potential builders. He feels this is a viable opportunity for many people to afford new, low maintenance housing, younger people, starting families and senior population.

Zoning Administrator, Jim Martin spoke of some of the current PUD district options and zoning on this site and the changes that are being desired by Cerrone Builders. Currently 4 PUD's are listed in the district. They are requesting a flexible zoning tool to re-district to the current objectives under the code requirements (1-8). He went over some of the documentation and various things needed by Planning Board to proceed to Town Board approval and then back to Planning Board for Site Board review.

Mr. Arnold then spoke to the public stating that this was a public hearing to collect information on the project regarding the zoning changes that would need to be addressed, if motion approved, to be presented to the Town Board. All comments should be congenial, direct comments to the Board, not too long in time if can be helped.

Public comments:

Steve Weeks – concern when date of traffic study done, park is busy from April-October? Mr. Dannible confirmed study completed in September of 2023. His other concerns were multi use apartment complex, how it will affect traffic on Route 9, Exit 17 corridor, Glen Street bridge, Reservoir Road and votes against project. Spoke of the additional access road being cleared by the Rec Park now behind his home on Thomas Road by the tennis courts and Fields 1 and 2, concerned that that road will now become access point and has concerns. Used to be all trees and no sight of park.

Ciara Potter concerns with school children influx, not near elementary school, feels other places it could go, turning into City and not small-town America, major traffic issues and concerns.

Clark Howe concerns with traffic study, 4 squares have no stop signs, Jan Ave traffic concerns, propose another enter/exit road into Moreau Rec instead of Jan Ave from possibly Fort Edward Rd, use Jan Ave as one way road as it used to be years prior or widen road to allow two car passing, sidewalk installation to protect walkers, children, pets that enter/exit park now by bike or foot and not just cars.

Keith Gilligan says NO build elsewhere.

Shandra Hayes states rental units have no vested long-term interest in community, not taxpayers. Opportunity should be given to single family house owners who would like to grow families, keep children in community long term, be part of the long-term betterment of Town of Moreau.

Starla Williams teacher in Saratoga and sees educators and families wanting to move to Moreau to be out of the city life like Saratoga, in homes of their own that are affordable. Her concerns are security in Moreau Rec and this development, fire/rescue accessibility and turn around areas, bus routes, class size changes, right to farm area being removed, property appraisals lowering, Thomas and Jan Avenue traffic/pedestrian concerns. Made comment that Mr. Dannible noted that this resembles Malta Development, but Ms. Williams stated that this development is not on Route 9 in a city like Malta, we are on a dead-end road and county road in a neighborhood with families, children, and pets that leads to a park. She also asked of snow removal and how the "road swing" will be affected.

Mary Weeks opposed to building near here property, other areas better suited (near Exit 17) school size overloaded, transient area, not taxpayers as renters, constant move in and out situations. Month to Month. Not long-term interest.

Jan Kropp parking concerns when visiting neighbors, people driving through to get into Park, delivery trucks blocking main roadway in or out.

Elizabeth Bennett voiced concerns with delivery trucks parking in front of single-family homes blocking traffic flow, many delivery people now note addresses in Google for example are confusing street delivery addresses with her address as an example, 161 Gansevoort Road to 161 Wilton Gansevoort Road, too much density (191 units too many), school rooms available and class size increases, Jan Avenue was initially a one way road and cannot handle an influx of traffic, emergency services access/exit. Compared Speakman Street development traffic concerns changing to one way road with only the forty-one units compared to this one as a traffic concern of almost four times as much traffic. This will end of being a hot mess.

Mr. Arnold questioned some of the delivery issues and concerns that were brought up. Asked Mr. Dannible if house numbers could be placed on back of houses by garages rather than front of homes so that delivery personnel knew to use the garages as delivery areas to avoid the main thoroughfare stopping traffic flow. Mr. Dannible stated that would be more for the site plan review and not these PUD 1-8 objectives in this proposal review currently.

Ms. Purdue spoke of some of the concerns brought forward tonight to board by public comments. She wanted to know about traffic study concerns and if effected by the park traffic when completed. Mr. Dannible said the traffic studies were done by engineers by both Cerrone Builders and a separate study requested by the Town of Moreau third party engineers as required. There were two areas that had slight increase in traffic. Mr. Dannible said that peak park times of traffic were not studied in this report. For example, if there was attendance of 2500-5000 people, on Saturday for example, all leaving at the same time, will surely incur traffic delays. Mr. Dannible spoke of how trip generation came to be by tables from ITE case studies and how the calculations were made in the report. Projection based on date and experience on other similar developments. Traffic study was confirmed to be completed in September 2023.

A motion was made by Mr. Shaver to close the public hearing. Mr. Nelson seconded motion at 8:40 pm. No vote was held.

Mr. Arnold stated that even though public hearing was concluded she recommended to all people in attendance to send in public comments and concerns and to go to Town Board meetings to continue addressing these concerns.

Mr. Arnold questioned whether emergency services, fire district, school concerns were brought forward to these areas establishments as a concern yet. Mr. Dannible and Mr. Arnold stated they would be addressed at site plan review meetings although the school has stated to "send the kids, we want the children." There are mixed messages between teachers and administrators versus public opinion on that topic.

TBD

Mr. Dannible stated that all school boards in every project they have done, states the same message of decline in school attendance and want more children to be added to school populations but towns people, teachers, various school personnel feel schools are overcrowded.

Mr. Shaver voiced concerns over sewer and water being hooked up to current lines through an approved development yet incomplete (approx. 80 home subdivision). Mr. Dannible feels there is a concern on costs and in trying to keep affordable housing down, this would be better option than separate septic tanks for all homes in this development. Mr. Arnold asked if the sewer and water would be better served by bringing it up Route 32 (Gansevoort Rd), as to benefit any future development as well. Mr. Shaver would like to see the latest water studies done in past years but Mr. Dannible states that all studies are reported to NYS DOH whenever a new development or house is added to the water district and reports could be obtained from them.

Mr. Dannible asked the Board to vote on the proposal regarding this application and/or to recommend with considerations.

Resolution: # TBD 2024

Ms. Purdue made a motion to recommend a favorable report to Town Board with conditions and/or modifications of the PUD application. Motion seconded by Adam Seybolt.

Conditions to include:

1. Density/Flexibility of Design/Decreased Density
2. Security (of Park and Development)
3. Routing of Sewer
4. Review by and Comment from Emergency Services
5. Water/Sewer Capacity
6. Dedicated Pedestrian Access (Continuation of Pedestrian Paths into Park)

A roll call vote was held with the following results:

Purdue: Approved
Seybolt: Approved
Arnold: Approved
Abrams: Approved
Shaver: Not approved
Nelson: Not approved

The motion carried 4-2.

New Business

Application Name: Mike Thorne on behalf of Sanding & Handyman Solutions

Application Type: Site Plan Review

Public Hearing Held: No

Location: 2 Nolan Road, South Glens Falls, NY 12803

Tax Map No. 49.4-1-7

SEQR Type: Type II

Zoning Districts: General Commercial (C-1) District

Mike Thorne, applicant, requested to add a sign to the property on the existing structure. This is a leased space where his small business is cabinet refacing, sanding, and painting. Most of his work, 98%, is not done on premises. He may have up to four vehicles on premise for mostly overnight parking. He was unaware of the planning board requirements and property owner was not upfront in town requirements as well as last tenant.

The Board agreed that the sign will be added in a pre-existing structure but requested the applicant to have the current site review from the landscaper changed to reflect the parking locations, sign location and to bring back to Planning Board when completed for official approval.

Resolution: # TBD-2024

A motion was made by Mike Shaver to waive public hearing on the adding the sign to property. Adam Seybolt seconded motion.

Asked if all were in favor, the responses were as follows:

Purdue: Aye
Seybolt: Aye
Arnold: Aye
Abrams: Aye
Shaver: Aye
Nelson: Aye

The motion carried 6:0.

Resolution: # TBD-2024

A motion was made by Brad Nelson to approve sign installation approval with conditions of site plan updated review to show the parking to four units and the sign location. Mike Shaver seconded motion.

Asked if all were in favor, the responses were as follows:

Purdue: Aye
Seybolt: Aye
Arnold: Aye
Abrams: Aye
Shaver: Nay
Nelson: Nay

The motion carried 4:2.

Resolution: # TBD-2024

A motion was made by Mike Shaver to sign the document for favorable bid to Town Board. Brad Nelson seconded the motion.

Asked if all were in favor, the responses were as follows:

Purdue: Aye
Seybolt: Aye
Arnold: Aye
Abrams: Aye
Shaver: Nay
Nelson: Nay

The motion carried 4:2.

TBD

Other Business:

Jim Martin, Zoning Administrator, stated that he will be retiring on 5/10/23 and stated that Josh Westfall will be the new Planning Board and Developer Coordinator.

A motion was made by Mr. Shaver to close the meeting. Mr. Nelson seconded the motion. No vote was held.

Meeting adjourned at 9:44 pm

Respectfully,

Signed by Diana Corlew Harrison

6/14/24.

DRAFT