

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 May 20, 2024, 7pm.

**Planning Board Members Present**

- John Arnold Acting Planning Board Chairman
- Ann Purdue Planning Board Member
- Mike Shaver Planning Board Member
- Bradley Nelson Planning Board Member
- Matt Abrams Planning Board Member
- Diana Corlew-Harrison Board Secretary

**Others Present:**

- Joshua Westfall, AICP, Building Planning Development Coordinator, Town of Moreau
- Jim & Suzanne Hooper, Applicants

**Absent:**

- Adam Seybolt Planning Board Member
- Bradley Toohill Planning Board Member

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

The Chairman welcomed the new Planning Board Secretary, Diana Corlew-Harrison.

**Old Business**

None

**New Business**

**Application No. SUBD 3-2024**

**James and Suzanne Hooper**

**Sketch Plan Subdivision Review - Cluster Subdivision**

*Project Description:*

*The applicant is seeking Sketch Plan Conference Review pursuant to §124-5 of Town of Moreau Town Code. The proposal is for a Cluster Subdivision in accordance with Article IX of Chapter 124 (Subdivision of Land) of Moreau Town Code. The proposed subdivision will result in four (4) additional (new) lots. Applicant has indicated smallest lot size will be 2 acres; largest lot size will be 3; Average lot size will be 2.5 acres.*

Mr. Hooper discussed plans and overall use of the property. Mr. Hooper would like to create 4 separate lots on his property. The Hoopers want to create a home (approx. 1600 sq ft) for themselves (Lot #3). Lot#4 would be sold to the current caretaker of the not-for-profit organization that Mr. Hooper has on the property currently for retired horses which include breeding and boarding, Lot 1 and 2 would be sold in hopes of finding people interested in the equestrian business and a love for horses, now and in the future. Mr. Hooper has been approached by builders on these two lots, but the Hoopers have not made any determinations as of yet.

Ms. Purdue asked the sizes of the lots to be subdivided. Mr. Hooper stated that lots 1 and 2 would be about 2-acres and lots 3 and 4 would be about 3 acres.

Mr. Hooper stated he had met with Jim Martin, former Zoning Administrator on this project and acknowledged he would need a waiver for some aspects of the Cluster Subdivision (Water and Sewer Connections and that his sketch plan did not meet the requirements set forth in code).

Mr. Arnold said that the proposal was good for this point.

Mr. Hooper discussed the previous subdivision application on his parcel and stated that it was not finalized and filed with Saratoga County.

Ms. Purdue questioned minimum size lot requirement of 5 acres. Chair Arnold referred to the application as a cluster subdivision and balance of the undersized lots (10 acres) needed to be set aside for density.

Various members of the Board discussed the requirements for the remainder of the land and the agricultural uses on it.

Mr. Arnold asked Mr. Hooper about the establishment of an HOA for the remaining lands as open space.

Mr. Westfall explained that there need not be an HOA so long as the land is preserved as open space. This could be accomplished by an easement over the remaining lands.

Options were generally discussed to meet the deed restriction requirement and were referred to Building Dept for clarification and/or options moving forward.

Ms. Purdue stated that the preservation of the agricultural lot could be accomplished by deed covenants on the lot. Various Board members asked for clarification and Ms. Purdue explained it would be enforceable by other neighbors in the subdivision. She also encouraged applicant to speak with their attorney regarding deed covenants.

Members of the Board recommended the following:

- Consider creating a HOA and/or create deed restrictions to protect the property for future care and uses
- Inquire with Town on the driveway entrance on Lot #1 and discuss giving up rights to old road with the Town.
- Submit plans pursuant to the preliminary application requirements with the Building Department.

#### **Other Business:**

##### **Discussion of Traffic Studies**

Board Member Ann Purdue asked to request and consider traffic studies for Route 9 corridor as well as on the intersecting roads such as Bluebird Road, Route 197, Industrial Park area related to new developments that have been added and do not have great impact as single units, but with all that have been or will be added, she feels it needs a review and/or update. Josh Westfall to follow up on recommendation.

##### **Discussion of Zoning Updates**

Ms. Purdue discussed the zoning update and referenced the schedule approved by the Town Board. She stated that per code the Planning Board shall review any updates to Zoning (as identified in the schedule), and that the Board was not always included in the procedure. She stated she felt the Planning Board should review these updates earlier than is indicated on the schedule. Chairman Arnold agreed as also mentioned this Planning Board review of Zoning updates has not always been done in the past and cited the requirements in Cluster Subdivisions which required water and sewer connections.

## Discussion of Violations

Members of the Board discussed code violations on certain properties and asked specifics about those. Mr. Westfall told the interested members to stop by his office or call to discuss specifics on open or alleged violations.

Mr. Shaver stated that Pete Bachem was to submit reports to the Planning Board of Code Enforcement Activities.

Mr. Westfall stated that Mr. Bachem submits a monthly report to him and that is forwarded to the Town Board for their review.

**A motion was made** by Mr. Shaver to close the meeting. Ms. Purdue seconded the motion. No vote was held. Meeting adjourned at 8:14 PM

Signed,

Diana Corlew Harrison  
Planning Board Secretary

Revisions made 6/20/24

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