

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 17, 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
- Adam Seybolt                      Planning Board Member
- Diana Corlew-Harrison      Board Secretary

### **Others Present:**

- Joshua Westfall, AICP, Building Planning Development Coordinator, Town of Moreau
- Chris Abrams, Town of Moreau Highway Superintendent
- Jeff and Debbie Shaw, residents of Town of Moreau
- Michael and Brenda Lindstrand, residents of Town of Moreau

### **Absent:**

- Bradley Toohill                      Planning Board Member

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

### **Old Business**

**Planning Board Minutes were provided for April and May 2024 for review.** The Board reviewed and recommended some changes be made in each month and Diana Corlew-Harrison will review audio and notes and make the necessary changes and submit to Erin Trombley, Town Clerk.

Motion to approve minutes with changes, Approved by Ann Purdue, seconded by Brad Nelson.

### **New Business**

**Application Name:            Michael Music**  
**Application Type:            Referral of APPEAL NO. 863-Special Use**  
**Public Hearing Held:        Yes (pursuant to SUP via ZBA)**  
**Location:                      195 Mott Road**  
**Tax Map No.:                 91.-1-259.1**  
**SEQR Type:                    Unlisted**  
**Zoning Districts:            Agriculture and One-Family (R-5) District**

*Project Description: Pursuant to §149-34, The Zoning Board of Appeals (ZBA) has referred the above referenced application to the Planning Board for advisory review. Specifically, the applicant seeks a Special Use Permit from the ZBA to establish Phase I of a campground use. Phase I will contain five (5) campsites; Phase II will contain an additional five (5) campsites to total ten (10) sites between two phases. Individual sites will consist of portable cabin structures and parking areas. The campsites will be supported by an on-site access drive, well, and on-site septic systems as well as a laundry facility and other supporting accessory structures.*

Mr. Arnold stated the project description and asked if applicant was present. Applicant was not present at meeting.

Mr. Arnold asked Mr. Westfall if applicant had been in correspondence with him and he said he had been and he expected him at this meeting. Josh would reach out on Tuesday to see if applicant had any further questions or concerns and if he would be ready to attend the next meeting.

Mr. Arnold asked attendees present if they had attended for his project. All stated yes. Mr. Arnold suggested since applicant was not present and not much could be asked or discussed, to have attendees come to next meeting on 7/15/24 or to send an email to Josh Westfall with comments and concerns so they could be addressed then.

### **Other Board Discussion Item**

The Planning Board is interested in discussing traffic volumes on Route 9 and other major roads in Town, and the mitigative measures that may be taken to keep thoroughfares operating safely and efficiently.

Mr. Westfall states that there have been three (3) traffic studies done in Town of Moreau.

1. Exit 17 and Route 9
2. Moreau Industrial Park
3. Hiram Hollow increase traffic study

Mr. Westfall stated that the Transportation Council has spoke with him on possibly doing another study on traffic in the Village to the Glen Street Bridge. They advised they may be able to piggyback our traffic study requests with theirs and get some funding for that to be done.

Ms. Purdue stated that the Task Force Meeting us relying on Planning Board studies relevant to zoning codes. Mr. Arnold states that there has been no communication to him regarding that statement. Mr. Arnold will make attempt to reach out to Zoning Board. Ms. Purdue asked that possibly Mr. Toohill be contacted because he is on the Task Force Committee. Mr. Westfall will also provide the power point presentation to all Board Members from the Task Force meeting.

Ms. Purdue feels that a traffic study needs to be a dual purpose with Manufacturing, Industrial and Residential.

Mr. Arnold asked if the State of NY or Saratoga County could provide any studies done on state roads, such as Rt 197, Rt 32 and/or Bluebird Roads. Mr. Arnold and other board members feel that a traffic study needs to be updated from old years done to see how the roads outside of the areas studied are being affected by traffic now with recent developments and ones to come. Can we abstain traffic to accommodate new development whether residential and/or industrial?

Mr. Abrams asked if we could set a mileage variable on each development. Suggested possibly reach out 5-10 miles from study and see how the traffic is affected on the 3 closest intersections for example. The traffic must be going somewhere and not just off Exit 17 and Route 9. Could study be done for all zones now in Town with these variables?

The Board proposed the following to Mr. Westfall:

1. To see how efficient the current traffic is on zones are in question near Exit 17, Route 9, Bluebird Road, and Fort Edward Road for example.
2. Are there any GEIS updates?
3. Are there any impact studies been done with State of County recently that could be helpful and/or use?
4. What concerns do we have on current studies if dates are from years ago?

Mr. Westfall states he will seek and gather information requested and will hopefully have something for next meeting.

Mr. Arnold adjourned meeting at 8:47 pm

Signed by Diana Corlew-Harrison 7/16/24