

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 August 19, 2024

Planning Board Members Present

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

Planning Board Members Absent

- Diana Corlew-Harrison Planning Board Secretary

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

Minutes review postponed until end of meeting.

Old Business: None

New Business:

Appeal in Accordance with §149-34 (SUP) Appeal No. 863 (Special Use Permit) Applicant seeks a Special Use Permit from the ZBA to establish Phase 1 of a campground use. Phase 1 will contain five (5) campsites; Phase II will contain and additional five (5) campsites to total (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. **Applicant:** Michael Music. **Property Location:** 195 Mott Road. **Tax Map ID:** 91.-1-29.1. **Zoning District(s):** Agricultural and 1-Family (R5). **SEQR Type:** Unlisted. **Note:** Pursuant to 149-34, the Zoning Board of Appeals (ZBA) has referred this application to the Planning Board for advisory review.

Applicant, Mr. Music, spoke about this project. He is seeking this permit and calling it “tiny homes” on 43 acres with own driveway, trails, private, people to come support local businesses when in town. Boards were looking for more inclusive maps, stormwater plans, DOH been contacted regarding well, treatment and sewer. Phase 1 with 5 units, will be a slow start up, and proceed with more interest, 3–4-year turnaround. County Health has provided all guidelines as well regarding water.

Mr. Arnold asked Mr. Westfall if there is a definition of a campground in the town? This is more like a small trailer park with it having permanent sites. Mr. Westfall gave description, but applicant would have to be on wheels or skids to be mobile to be a campground. Mr. Arnold states if permanent then not allowed in R-5 district. You are asking to have 10 rentals in this area. Applicant states all units are mobile and wondering why board wants to see them movable and not be permanent, it is going to me more like an Air B&B and not outside trailers moving in and out all the time. Mr. Abrams asked if a tent could be placed on the sites with cabins. Applicants states yes. Mr. Abrams asked if there will be certain rules. Applicants’ states such as no ATV’s, feels it is too much of a safety concern. Applicant states he wants this to be tourists coming to area with one-night stays, weekends, week stays. One or two cars per cabin. Laundromat for owners only to do bedding and such, not for patrons use. Other half of building for patrons only to purchase things forgot such as wood, marshmallows, toothbrushes, shampoo, small items in small space. Mr. Toohill asked how close each cabin will be to property lines. Applicant showed board the maps and the locations of cabins. The cabins when leaves on trees, will not be seen by neighbors, in fall there is a possibility of some sight of cabins. Will only be open 3 season at this time. Applicants only wants to take down as few trees as necessary. Feels the neighbors are NOT in support of this project

regarding noise, campfires, troubling teens, headlights but applicant states that there will be strict rules. Mr. Abrams may have built platforms for tents, clear/shaded domes as a possibility as well.

Mr. Arnold states that the Zoning Board is asking for a recommendation on this special use permit in the R-5 district on this project from this board. The Planning Board can give recommendations but will still need Zoning approval.

There are questions concerning rental units, permanent structures, driveway width/length, fire codes, EMS that still need to be discussed.

Ms. Purdue asked why applicant is doing this idea rather than something within the code. Applicant wants this to be a unique experience and not just a campground feel. Each cabin to be different, such as the "Adirondack cabin" or "the Lake Cabin." Ms. Purdue asked applicant as to why not do a subdivision with small number of houses? Applicants wants to have a family space and throw away the devices for a night, weekend and be back to basics. A special use permit is reserved for a unique fit and she is not sure that this fits for a special use permit. Mr. Abrams states that this idea is not something that would fit in a lot of the town and code requirements so this is special and unique.

Ms. Purdue asked if county is still waiting for additional information they requested? Applicant states DOH needs are being done along the way as they are needed. The County has been referred but have not heard back from County. Applicants states that anything that is needed, he will provide.

Mr. Arnold opened to the public comment.

Mr. Shaw, neighbor, is concerned as whether this is a campground and not a rental property. Mr. Arnold states that this is a process to determine what kind of project this is to be labeled as. Mr. Lindstrom and other neighbors went to Zoning meeting and are concerned with water, DEC and engineering concerns, buffer areas. Would like a buffer and no clearing within 200 feet of any of the neighbors, no trails, no roads. Feel area is very wet and have wetland concerns. Mr. Arnold states that these are all done at site plan review. Neighbor states that applicant is clearing the land in the area also. Ms. Purdue states that there is a lot of information still needed to get a better determination. Ms. Debbie Shaw is concerned with their property values, privacy taken away. She is also concerned how the turnover of tenants is not a concern, with all that happened at Moreau Lake. Mr. Music said there will not be a person on site but because he lives right next door and other contacts will be available when he is not. Mr. Lindstrom said they moved into a R-5 district to be away from people and neighbors being that farther away from people and have privacy but fear they are losing that with this project.

Mr. Arnold would like to review what information the board has and get the information still needed from Mr. Music, County Planning, DOH and other depts to review further. Mr. Toohill suggests seeking out the neighbors and try to alleviate some of their concerns.

Referral in Accordance with §149-27 – PUD – Residence at 1345 Route 9 Proposed Residential PUD – Applicant seeks approval for the establishment of a Planned Unit Development in accordance with 149-27 to construct 296 Apartments within thirty-seven (37) 8-unit buildings. Buildings would be 2 stories in height within the rear half of the parcel. Community amenity space to be provided in rear of some apartment buildings. Parking proposed be adjacent to units, in front of apartment buildings (outside). The northeastern portion of the property, along US-9 features a pad site with frontage along the highway. The remaining eastern portion of property to be considered for future development consistent with underlying zoning. Will feature on-site stormwater management and connections to municipal water distribution and wastewater collection. **Applicant:** Schermerhorn Real Estate Holdings. **Owner of Record:** Petrush, Edward. **Tax Map ID:** 63.-4-9.12. **Zoning District (current):** C-1. **SEQR Type:** Type I. **NOTE:** Referred to the Planning Board in accordance with 149-27 (F)(1)(a).

Mr. Joe Dannible spoke on behalf of Schermerhorn Real Estate Holdings about the project. They are proposing a new town road off Route 9, on the 8-acre site about 400 feet back from Route 9 for commercial use, behind that will be 296 apartments. There is available water and sewer that this project will connect to. Referred from Town Board to get a recommendation from this board.

Mr. Shaver asked if this connects to Butler Road, Mr. Dannible states it connects to English Village with no rear exit.

Mr. Toohill asked what was in the front of the lot, Mr. Dannible states they are seeking commercial space.

Mr. Schermerhorn states that he wants to build because of the need in the Town. He has concerns with commercial development on Route 9. He states that people that travel on Route 9 is just transient, there are not enough people to support the new sewer system. He said a Lowe's, Hannaford, Walmart do not want to pay the 19 million dollars needed to extend the system. We need more people to live in the Route 9 corridor to help pay for this. He feels the challenge is you cannot build a single-family home that is affordable. The more people that we have in the Town of Moreau then the hope is to bring back more manufacturing and commercial usage.

Mr. Shaver asked how many more apartments and people are needed to get more commercial in Town?

Mr. Arnold asked how long will it take to fill this commercial space? Looks more like an isolated development with a hope of commercial space will come. Mr. Schermerhorn states that he cannot guarantee how long it will take but feels the multiple connections to the sewer will help offset the costs better than one store such as Walmart and one connection. He feels the cost of new homes is so high, so that's why apartments are in such high demand.

Mr. Shaver said 32 people voted and need to pay for it, its now become a town problem and should not be. Mr. Schermerhorn states he is taking a gamble in the R-5 district but feels this town is a great community and loves the area. We need people and heads in the town to pay for the sewer line.

Mr. Arnold asked why these were not being proposed in the UR Zone and not on Route 9. Mr. Schermerhorn states that there is no space left in the UR Zone. Mr. Arnold said then you have run out of property in the UR Zone and are asking for a special zoning change on this one parcel in a commercial district to build apartments and hope to encourage commercial development. English Village was one of these requests.

Mr. Schermerhorn states that to get more commercial, we need more people and affordable housing.

Mr. Arnold states that this is a good argument that you need to go to Town and get the zoning change to a multi-use along all of Route 9.

Ms. Purdue has heard from many commercial people and states that the sewer is the biggest cost to them and the price of the commercial spaces.

Mr. Arnold states that 296 units is going to increase traffic along Route 9. Whereas commercial space should take cars off the corridor and reduce the traffic.

Ms. Purdue states that Route 9 traffic is an issue and is intrigued by this development. She feels that Saratoga went to multi use and have had positive impacts on that town. It may be a better idea to present to the Town as Multi Use project.

Mr. Shaver asked where are the people coming from that he rents to? Mr. Schermerhorn states that most people that rent from him work in Albany, Clifton Park and are seeking the better schools, close to Adirondacks, more space. Mr. Shaver wonders if a condensed neighborhood like Lamplighter would be able to build. Mr. Schermerhorn said it would sell out if we had another Lamplighter, but feels we need affordable housing in the town and building would be expensive in a commercial space. Mr. Toohill asked what you see as commercial users? Warren Tire, Jiffy Lube, local bank. Mr. Shaver would like to see a Fresh Market, smaller stores in the commercial space.

Mr. Arnold would like to see commercial space that does not have a big footprint, creates tax revenue, and does not create more traffic. Feels that this applicant is large enough to get the town to change the zoning to multi use. Mr. Schermerhorn says he can look elsewhere to build and will not hurt his feelings.

Mr. Dannible says this project will create a few commercial users, the next project will bring more and eventually the bigger commercial spaces will seek interest in the Town, which is needed to pay this 19-million-dollar sewer.

Mr. Schermerhorn states that he is willing to spend his money on this project, not seeking assistance from anyone, building across from Casella on 100 acres of garbage trucks but he is picking a very, undesirable location because he knows it will sell and help the Town of Moreau.

Ms. Purdue recommends we get a traffic information on what this and other commercial/retail spaces would integrate with this development and get some criteria regarding this PUD like Jacobie Farms that we just did and go through the list and get some information and questions answered.

Mr. Schermerhorn asked what Boards' feelings are with this. Mr. Shaver would like to see smaller number of units. Mr. Nelson would like to see more commercial space on plans and see it as mix use.

Mr. Dannible is hearing that we should make some modifications on the project, review the PUD requirements, and come back to the board later.

Referral in Accordance with §149-87 – (Amendment) Murphy Rezoning Request – Applicant seeks rezoning of property from the Town of Moreau Town Board from R-2 to R-5. The stated reason for rezone request, per the applicant, is to keep personal horses (agricultural use) on property. Town changed adjacent parcels (to south) from R-2 to R-5 in 2021. Will be contiguous with R-5 District. **Applicant:** Murphy, Benjamin. **Tax Map ID:** 77.-1-27.1. **Zoning District (current):** R-2 **SEQR Type:** Unlisted. **NOTE:** Referred to the Planning Board in accordance with 149-87.

The Applicants state they are looking to get a rezoning to bring their horses home and no longer board them anymore.

Mr. Arnold asked if property boards any other R-5 property. Applicants state it does on south side. Mr. Arnold asked if this states that this would be an extension of the R-5 lines.

Ms. Purdue thinks it is a promising idea and would make this recommendation.

Motion made by Mr. Nelsons. Purdue to give a positive recommendation to the Town Board to a change this to R-5.

Seconded by Mr. Nelson. All approved.

Minutes to approve will be tabled until next meeting due to not enough time to review by all members.

Meeting adjourned at 9:59 PM

Signed by Diana Corlew-Harrison November 13, 2024