

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 January 22, 2024.

Planning Board Members Present

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

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

Mr. Arnold introduced Brad Toohill, Matt Abrams, Brad Nelson as new members and Kevin Elms as alternate.

Mr. Arnold stated new per diem rate starting Jan 1st, 2024, as \$100 as member and \$120 as chairman.

Motion made by Ms. Purdue to make next meeting change from Presidents Day (holiday) Feb 19, 2024, to Feb 20, 2024. Seconded by Mr. Shaver. All members in favor.

Mr. Arnold noted that Planning Development Conference and Training will be April 7-9, 2024, at Saratoga Hilton by the NY Planning Federation if any members wanted to attend.

Mr. Shaver asked if final drawings were signed or not for the Vittengl Right of Way. Mr. Arnold stated they have not. Mr. Shaver was concerned with language of easement and the town’s responsibility. Asked to be reviewed by signers.

New Business:

<u>Project Name:</u>	<u>Interstate Northeast Towing</u>
Applicant Name:	Dan Rubin
Application #:	SPR-1-2024
Application Type:	Site Plan Review-Preliminary Phase
Public Hearing Scheduled:	No
Location:	1663 Route 9, South Glens Falls, NY
Tax Map No:	TMP # 49.75-1-16
Zoning District:	General Commercial (C-1)
SEQR Type:	Type II

Project Description: The proposed project involves site plan review of a currently operating commercial towing business from an existing building and parcel at 1663 Route 9. The parcel is 1.16+- acres in area and is inclusive of an existing building of approximately 2,858 sq.ft. from which the business is operating. Regarding onsite parking/vehicle storage, there are three parking spaces towards the front of the site (one is handicapped); and the site plan calls for storage for up to 40 vehicles in a fenced area to the rear of the parcel. Vehicles stored are typically disabled and storage is short term (several days) until they are moved to another location off site. There are no plans or any interior/exterior modifications to the building or site. Operations of the towing business began during the onset of a pandemic in Feb/March 2020. As a result of code enforcement, the applicant is submitting the site plan review application to bring the towing business into compliance as operation of the business is subject to site plan review and approval by the Planning Board.

Mr. Scott Green and Bryant Rubin spoke on behalf of project. They had put in paperwork in early 2019 but with Pandemic, everything shutdown. There is a business already there and a fence was added to keep things out of sight from public.

Some board members asked for some clarification/questions on a variety of things: Many people talking so notes reflect the following notation: (PB)=Planning Board (A)=Applicant

- (PB) Not junkyard- (A) no – they have their own salvage license which is in Amsterdam.
- (PB) Cars on property- (A) stated 15-20 cycling through and could be 4-50 in winter weather, awaiting insurance companies, body shops, reviewers, etc. until vehicle is brought to auction.
- (PB) Fluid retentions in case of leaks – (A) has PIG system with Soaking pads and containment system, along with Speedy Dry.
- (PB) Will there be an EV's on site – (A) no
- (PB) Hours of operation – (A) 8am-4pm office with 24-hour towing, so they may be noise if accident case but brief time on property.
- (PB) Fuel fills up times – (A) 8am-6pm with no control of delivery times.
- Mr. Shaver says the fuel tank must be moved away from the building, too close. Move to North side if possible and put up a ballast or mafia blocks to avoid hitting it.
- (PB) How big is fuel tank – (A) 750 gallons with diesel fuel, no other fuel on site.
- (A) Long Energy handles inspections, they have keys and will give to Fire Dept.
- (PB) Is there an environmental assessment form? (A) Not currently.
- (PB) Is there protocol concerning fuel leaks, damaged beyond repair – (A) all go to Amsterdam location.
- (PB) Policy & Procedure manual needed from DEC? (A) (PB) DEC does assessments on accidents at time. Applicant does train with employees done in Amsterdam location.
- (PB) Back out into Route 9 – (A) no plenty of room to turn around vehicles.
- (PB) Any complaints from neighbors (Garfield Raymond) – (A) None from any yet
- (PB) Number of trucks in and out every day – (A) 5 trucks on property and dependent on accidents/calls
- (PB) Lighting – (A) nothing to disturb neighbors, will add to site plan.
- (PB) Cameras – (A) Night Vision, Infrared
- (PB) Is there junkyard operation on property- (A) No
- (PB) Setback, scale, neighbors within 500 ft – need to add.
- Mr. Arnold recommend making an appointment with Jim Martin to add things needed to site plan.
- (PB) Planning Board needs copy of NYS guidelines – (A) will provide to Jim.
- Mr. Nelson read Section 87-2 and Mr. Arnold will ask for request from Carla (counsel) for clarification.
- Mr. Arnold asked to put the standard operating procedures on letterhead.
- (PB) Back gate is used for Excavation and/or plowing to show on site plan.
- (PB) Can you move dumpster in front to the back? (A) Yes
- (PB) Commercial, Large Vehicles on property- (A) should not be for longer than 5 days, avoid storage fees.
- (PB) Loading/Unloading Fire Plan- add to site plan.
- (PB) Sign out front -add to site plan.

Mr. Arnold asked to have the following to be added to site plan:

Environmental Consent Form, show gravel on storage areas, loading/unloading areas, gate in the back for access, counsel for 87-2 clarification, standard operating procedures, fuel tank locations. Need to add all things to site plan to get site plan approved.

Mr. Arnold asked if a public hearing was necessary. Board urged applicants to get site plan application updated and come back for next meeting so that a public hearing date to be set.

Motion made to adjourn by Mr. Toohill, seconded by Mr. Nelson.

Meeting adjourned at 8:20pm

Signed by Diana Corlew-Harrison 9/13/24