

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 July 15, 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

**Planning Board Members Absent**

- Bradley Toohill                Planning Board Member

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

Mr. Arnold introduced our new Planning Board Alternate Carl Hourihan.

**Old Business - None**

**New Business - None**

**Board Discussion Items:**

1. Adirondack Glens Falls Transportation Council Presentation

Mr. Jack Mace spoke regarding what Adirondack Glens Falls Transportation Council is and what they do. They are a Metropolitan Planning Organization (MPO) designated by the Governor of NY State. They provide a variety of transportation planning services to municipalities while collaborating on long-range planning for regional transportation systems while using federal transportation dollars. They make plans with local municipalities based on needs with such things as traffic studies safety, pedestrian walkways, bicycle paths, and school crossings. They have previously been involved with the Route 9 traffic study done in 2014, Old West Road in 2020.

Various Board Members asked questions regarding the last traffic study done such as how relevant it is to Town now as far as intersections, developments, new commercial and manufacturing areas that we have now.

Ms. Purdue asked what kind of study can AGFTCP do to help the Town? Jack states that it could be possible to update a traffic study while using his services with a match study done using a GEIS study with the help of other grants. He also states there is a current study being done in the Village of South Glens Falls regarding Route 9 corridor and effects in village. Study is up to William Street and down to First Street. It may be something that the Town could consider making an extension to include all the way to Exit 17 which would help with Planning Board concerns at this time.

They can review zoning, intersection, pedestrian, along with various codes related to some of the commercial areas and developments that come to board to review. Mr. Arnold states there is a Task Force now looking at some of the current Zoning codes. Mr. Arnold asked if we could request engineering with Jack and team to look at our existing study with DOT regarding Route 9 and 197 and what impact does Industrial Park have on our current conditions.

Jack stated any requests for AGFTCP services must be in by November and then will be approved by March. The Planning Board would like to research a request with AGFTCP to tie into the Village Study being done but would like to include the Moreau Industrial Park, and engineer to review truck traffic route, could we update GEIS for build out in future, could we update the 2014 study and not just commercial corridor. Jack mentioned that AGFTCP is at no cost to Town of Moreau.

Ms. Purdue made a motion to send a letter to Town Board to request a recommendation to tie into the ongoing AGFTCP Village study which could extend to Bluebird Road and the Planning Board would like it to include all of Route 9 to Exit 17 and effected intersections. Also request an engineer study to review the truck traffic with a small grant with AGFTCP. Ms. Purdue also asked if we could include a whole town GEIS build out with commercial and residential included. Josh Westfall to draft the letter of recommendation to the Town Board. Brad Nelson seconded the motion. All approved.

## **#2 Review School Presentation to the Town Board (August 2023)**

The school district did a presentation at the Town Board meeting on August 29, 2023.

Presentation to the Town by Power Point but the transcript was extremely hard to read.

Various rooms being used as special needs among other uses and attendance is not the factor all the time.

Mr. Seybolt said that the decline in attendance could affect programs in the future.

Mr. Nelson stated that the upcoming Pre-K program numbers are on the rise. Average class size on the presentation is 22. Mr. Nelson asked if the school district is looking at increasing the number of teachers or just increasing numbers in a classroom?

There are some residents' concerns at previous meetings states the school does not have room or teachers but Ms. Orr states otherwise. Mr. Arnold states that other members and community should attend a school board meeting to find out more facts.

Ms. Purdue would like to have this reviewed yearly to update the numbers with the Planning Board and/or Town Board. This would also help with any residents' questions regarding developments and impact on the school's population, class sizes, room in buildings, etc. Would it be beneficial to have school board come to public hearings in future? Mr. Seybolt thinks that it would be more successful if school superintendent could update the Town Board annually rather than in a public hearing and put in a "under fire" situation.

Mr. Arnold asked a letter to be sent to school district to have them come annually to the Planning Board to update the presentation and answer any questions we may have. Josh Westfall to write up.

## **#3 Solar Law Review**

Ms. Purdue brought up some concerns:

1. She understands that the Town Board might feel a sense of urgency about adopting the solar law, but there are a number of issues that should be addressed.
2. There is no provision in the Comprehensive Plan for solar power development. So, it would need to be amended. The solar law needs to be compatible with the Comprehensive Plan to be valid.
3. NYSERDA recommends that municipalities engage multiple stakeholders in the development of the law and undertake an assessment of potential locations likely to support solar projects, such as hosting capacity and connection with the grid.
4. Draft law is generally cumbersome and difficult to follow.
5. The Planning Board is not included in the process of approving the large-scale projects as it is with PUD's. Consideration should be given to using that PUD framework instead of the proposed process.

Mr. Arnold asked for definition of overlay district. Mr. Westfall states that this overlay allows this law to never come to the Planning Board for discussion or approval process. Mr. Arnold states these guidelines are not as robust as should be. They have general details missing, site plans, special uses, no R5, protect Farmland Act, 60% coverage, 15% or more acreage.

Mr. Arnold and Ms. Purdue concerned about avoiding the Planning Board and only needing Town Board approval without creating public workshops, public hearings, or discussion meetings to go over moratorium and amendment to law. Mr. Arnold to attempt to attend next workshop and pass along to PB Members.

**Motion to adjourn meeting by Mr. Shaver, seconded by Mr. Nelson.**

Meeting adjourned at 9:35pm

Signed by Diana Corlew-Harrison August 6, 2024