

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 November 18, 2024.

Planning Board Members Present

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

Planning Board Members Absent

- Bradley Nelson Planning Board Member

Others Present

- Josh Westfall Town of Moreau Building Planning & Development Coordinator
- Glen Bruening Town Counsel
- Chris Abrams Highway Superintendent
- Diana Corlew-Harrison Secretary

The meeting was called to order at 7:01 pm by Chairperson Arnold

Minutes Approval: Sept 2024-changes requested, Secretary will review notes and audio and change if needed.

Motion to approve with changes made by Ms. Purdue, seconded by Mr. Seybolt, all approved.

Minutes Approval: August 2024- changes requested, Secretary will review notes and audio and change if needed.

Motion to approve with changes made by Mr. Seybolt, seconded by Mr. Abrams, Ms. Purdue and Mr. Toohill abstained (not at this meeting) all others approved.

Old Business:

PUD-SEQRA Review (PB Lead Agency) Jacobie Farms PUD

Applicant seeks SEQRA review in accordance with Lead Agency status related to a proposed PUD. Specifically, the PUD as proposed will cause the deployment of 181 dwelling units to include apartments, townhouses, and single-family homes of varying sizes on two currently vacant parcels bisected by Moreau Rec Road. Overall project area is 27.19+- acres. Stormwater will be managed on site; and municipal water and sewer will service the project needs for water and wastewater treatment. **Applicant:** Cerrone Builders. **Owner of Record:** Jacobie Acres LLC. **Tax Map ID:** 50.-3-28.2; and 64.-1-54. **Address:** 11-29 Moreau Rec Road **Zoning District (Current):** R-2. **SEQR Type:** Type 1.

Mr. Joe Dannible spoke regarding the project and the wish of applicants to conclude this process tonight and get a negative declaration from this board. They had received a positive referral from the Town Board.

Ms. Purdue asked to clarify the process and where we stand as of now.

Mr. Arnold and board members reviewed process with some clarification from Glen Bruening, Town Counsel and Mr. Westfall BPD Coordinator.

Mr. Bruening states that the next would be to review the levels of significance of the SEQR review parts 1, 2 and 3 based on all the information provided by the applicants.

The Board had some concerns on the impacts of stormwater management, environmental/land, and traffic impacts.

Mr. Bruening stated that all the questions could be addressed in the review of parts 1, 2 and 3.

Mr. Toohill concerned if any added or new information were brought to boards attention if this board could re-open SEQR. Mr. Bruening confirms that it could be re-opened, and items could be addressed with no issues.

Ms. Purdue asked applicants if they could provide construction phasing and timeline. Applicants will review and provide a best guess estimation. Usually dependent on Phase 1 sales before progressing of 70-80%. They are starting construction on the North Side of property first, along with Rec Road update, offering all types of housing planned.

Mr. Abrams asked if all infrastructure would be completed in Phase 1. Applicants said yes.

Mr. Arnold asked what the plans were with Moreau Rec gates closing from dusk to dawn and the wintertime? Mr. Dannible states they could provide keys to Fire Dept or gate access in case of emergencies.

Mr. Shaver concerned with the fact there are not 2 exits/entrances on that road.

Mr. Bruening states that all these questions will be addressed in the SEQR Review of parts 1,2 and 3 and that board should go through those to review the issues so the applicants can move along in this process.

Mr. Arnold asked board if they were ready to review the questions of the SEQR. All agreed.

Parts 1 and 2 questions were reviewed by Board members with input from all in attendance.

Part 3 was reviewed to further discuss and answer the moderate to large impacts that were found in parts 1 and 2.

There were two parts identified as areas of potential concern. One was under: 1e. Impact of Land, the proposed action may involve construction that continues for more than one year or in multiple phases. Board members requested a project narrative that would include a timeline to show construction phases, Park Road completion, utility connects and a sunset provision. Second area of potential concern was under 13f. The Impact of Transportation – Dead End Streets. The Board members would like to have the applicants meet with the Highway Dept, Rec Dept, Town Board to discuss how the through traffic will be affected, how the dusk to dawn and winter closure of park, possible right in/right out one-way traffic issues and how this affects the park and the project. Ms. Purdue expressed her concern that these two items should be addressed, and the proposed resolutions provided to the Planning Board before the Board makes it SEQR determination.

Applicants met together and agreed they could accommodate these requests and would provide more details in a timely manner.

Mr. Bruening states that all these concerns and added information the applicants will provide would still be addressable at site plan review.

Motion made by Mr. Toohill to provide a negative SEQR determination. Mr. Hourihan seconded.

Roll call:
Mr. Hourihan – yes
Mr. Shaver – no
Mr. Toohill – yes
Mr. Seybolt – yes
Ms. Purdue – no
Mr. Abrams – yes
Mr. Arnold - yes

Motion passes 5-2.

Mr. Shaver and Ms. Purdue left the meeting at 10:15pm.

New Business:

Town Board Referral in Accordance with §149-87 Amendments in Zoning Chapter, the Moreau Town Board shall refer amendments to the Town Zoning Law to the Town Planning Board prior to hearing and adoption by the Town Board. Amendments to be reviewed include those associated with updates to the M-1; M-1A; and M-2 Zoning Districts.

All the Zoning Codes were reviewed item by item and discussed with all Board members in attendance at this time. Ms. Purdue gave her list of comments to Mr. Westfall before she left the meeting.

Notes from review:

- M1A No further comment.
- M1 Noted Spelling Errors
- M2 Line 26: Delete “or similar”. Indicate uses on Lines 26 & 27 as non-fuel generated.
Line 61: Felt this was too open-ended and needed a threshold for those who use acids or alkali in the course of normal operations.
Line 62: Questioned the prohibition of abrasives, due to the location of the sand quarry.

Supplementary Regulations: -

- Battery Storage Spelling Error (E)(1) Pg. 3
- Cannabis Uses Awkward Description ((B)(1)(a)) Pg. 11
- Farm Brewery Asked to Review Ag and Markets Law in connection with (A)(5) Page 14
Strike restaurant per Ag and Markets (C). Page 14
Revise language in (G) for consistency with Ag and Markets Law. Page 15
- Forestry Uses Review (C)(1)[f] & [g] – Very similar. Combine. Page 17
- Multi-Family Revise (A)(1)(b) – Unclear how many parking spaces required. Page 20
- Stables: Discussion of setbacks to property lines, not residences. Page 23
Encourage a review of ag and markets law as it relates to these uses.
- Warehouse Concerns regarding size threshold if multiple permitted on a property.
- Industrial Ops Consider Methane Digesters and ag enterprises. Page 25

The Chairman of the Planning Board wanted it specifically noted that the Planning Board thanks the Town Board for forwarding the draft legislation to them as previous Town Boards have not done this in the past.

Mr. Toohill made motion to have Mr. Westfall provide a report to the Town Board with changes, comments and concerns for consideration and review of the Zoning Codes. Mr. Abrams seconded. All approved.

Motion made by Mr. Toohill to adjourn, seconded by Mr. Abrams. All approved.

Meeting adjourned at 11:11 PM.

Signed by Diana Corlew-Harrison, Planning Board Secretary 11/27/2024.

