

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 Oct 21, 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 Nelson Planning Board Member
- Carl Houlihan Alternate Planning Board Member

**Planning Board Members Absent**

- Bradley Toohill Planning Board Member
- Ann Purdue Planning Board Member

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

**Public Hearing SPR3-23-Pines Mobile Home Park Expansion**

Applicant seeks Site Plan Review in accordance with 96 Mobile Homes and Mobile Homes Parks, for the addition of fifteen (15) manufactured dwelling units to the existing and contiguous Pine Mobile Home Park at 1411 Route 9. The proposal applied for and received a Special Permit from the Zoning Board of Appeals in 2023. **Applicant:** Greg Hewlett **Owner of Record:** Same. **Tax Map ID:** 63.3-1-20.1 & 63.3-1-21.1. **Address:** 1411 Route 9 **Zoning District (Current):** C-1. **SEQR Type:** Type II

Applicant spoke of project, ZBA approval, still needs DOH approval but needs PB approval first. No Public comments were reported per Mr. Westfall.

**Motion to close public hearing by Mr. Shaver, seconded by Mr. Nelson.**

**Motion to approve SPR23 Pine Mobile Home Expansion with conditions of satisfaction of town engineer regarding storm water and pending DOH approval. Mr. Shaver seconded motion. All approved.**

**Motion made to sign mylars as presented by Mr. Shaver, seconded by Mr. Abrams.**

**Old Business:**

**SUBD4-2024-Earnest Subdivision**

Applicant seeks approval of a two-lot subdivision, pursuant to the approval of waiver per 124-41. Specifically, the proposed additional lot fails to meet the road frontage requirement (40'). Access to the new lot shall be provided over right-of-way to be established. **Applicant:** Harjit Earnest. **Owner of Record:** Same. **Tax Map ID:** 89.-2-37.22. **Address:** 168 Blanchard Road **Zoning District (Current):** R-2 **SEQR Type:** Type II.

Applicant spoke of right of way request and the following up information provided to seek approval.

Mr. Arnold asked about information provided, that states other parcels exist in town that have no road frontage. Mr. Arnold states that he had not seen these presented to the board before and may have been before current code.

Applicant stated that previous building code dept, (Mr. Martin) told them to just make a corner driveway with 40' feet on each side to make the 40' needed for each driveway and then may be approved. Applicant stated they have spent \$7,000 to date on surveys and such to get this approval and feel they are getting the run around going from one meeting and board to another and back again.

Mr. Arnold stated the Planning Board cannot approve this due to it be not compliant with current code.

Mr. Shaver recommended applicants to go before Town Board to seek approval because Planning Board cannot approve this subdivision at this time.

**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 Planning Board's status as lead agent on this project. Applicants showed board new plans of project which included reducing units to 181 and reducing density by 5%.

Mr. Dannible stated the new plans vs. old units consist of five unit types:

Cottage homes was 23 units now are 21 units. Carriage homes were 24 and are now 26. Townhomes are now 28 were 26. Apartment Flats are two 16-unit buildings, along with two 38-unit 3 story buildings.

Mr. Dannible stated they had reduced curb cuts from eight to six. Added more open spaces, removed the commercial spaces, noted improvements adjacent to the Moreau (Rec) Park and improved architectural design as previous boards had recommended. They are asking for SEQR review with the revised plans. They have full EAF, had conversations with water and sewer dept regarding stormwater feasibility, traffic studies done, DOT accepted, endangered species reports, no wetlands found.

Mr. Arnold stated that PB still needed Town Board referral. It was only presented at a Town Board workshop. Being this had new plans it would need Town approval before PB could advise on SEQR.

Mr. Dannible requested PB to let him know what significant changes had been made as to why PB could not approve SEQR and why they needed to go back to Town Board.

Mr. Arnold stated they were asking for special zoning to allow these buildings in plan and that was a change from previous plans. There are fewer duplexes but name changed to carriage houses but there are still 2 units.

Mr. Dannible states that plans started in May of 2023 with Zoning, Planning and Town Board reviews. Does there need to be yet another review by Town with this plan being different when they have done what they have been asked each time there has been a review.

Per the minutes of the Town Board workshop, Mr. Westfall stated that the Town Board discussed the 3 story buildings overlooking the park, visual views, roof lines, parking, after hours security, and water capacity concerns, but there was not a great deal of specific recommendations.

Mr. Shaver expressed concern over the sewer and water not running along Route 32 as should and not rear of project.

Mr. Houlihan asked what qualifies this PUD development as unique? It seems as if its just high density residential now.

Mr. Arnold stated that PUD applications usually have a mix of use, now that there is no commercial spaces or hobby barn, so this has lost its uniqueness.

Mr. Abrams asked of parking. Mr. Dannible states that some have their own garages and there are overflow areas.

Mr. Dannible asked the board what they accept and what changes still need to be done to get approval. He suggested going through Part 2 of application one by one to review to get a better idea of things that still needed to be addressed.

Mr. Arnold asked board if any of the favorable conditions had been met. He said in his opinion the answer is yes and no. This is a different plan, there is no longer a hobby barn, the commercial space was removed, there is no community improvement – only benefits this development.

Mr. Abrams states it appears to have a better flow than original, egress improvement, states they could still reduce density more than the 181 units now with only a 5% reduction on new plan.

Mr. Shaver states there is still only one way in and or out. There is no exit in the winter when Moreau Rec is closed. Is the Fire Dept approve this as it stands? He does not believe it if so.

Mr. Dannible asked again if we should go through the Part 2 questions to see if and what had been met and recommend changes.

Mr. Arnold asked Mr. Shaver, Mr. Nelson, and Mr. Westfall if when at Town Board workshop, did anyone have any other concerns regarding project. They stated that Town Board had some of the same concerns as Planning Board.

**Mr. Shaver made a motion to have Town Board review the new plans to gain approval from them before SEQR could be reviewed again by Planning Board, Mr. Nelson seconded.**

### New Business

#### **ZBA Referral in Accordance with 149-34 (SUP) Appeal No. 872 (Area Variance) and 873 (SUP)**

Applicant seeks an Area Variance in accordance with 149-21(C), and Special Use Permit in accordance with Article V related to the proposed construction of an Office and Storage facility. Specifically, the applicant seeks to construct 60' x 300' structure and associated parking lot in accordance with the above approvals. As proposed, Site Plan review with the Planning Board will be required. **Zoning District:** C-1. **SBL:** 63.3-1-21.21 **Property Location:** 1427-1429 Saratoga Road (Route 9). **Applicant:** DMMH Corp. **SEQR:** Area Variance(s) **Type:** Special Use Permit – Unlisted.

Applicant spoke of project which will have 20' units in rear and a commercial space in front on Route 9. Each unit will have separate utilities, sewer and water, overhead doors on each end if needed. Units can be from 20' long to 120' long depending on size needed by renter. Building starts at 280' from road and code is 300'. Seeking variance for the 20' variance difference.

Mr. Arnold asked if this will be warehouse space, applicant states no, he wants to rent to commercial or people to open hobby shop area or storage for boats, campers for winter storage.

**Motion made by Mr. Abrams to recommend the approval of the Special Use Permit to allow DMMH Corp to proceed with storage facility, with commercial space in front of the building, with the 280' road frontage on Route 9 instead of the 300' needed by code. Mr. Nelson seconded the motion. All approved.**

**Motion made by Mr. Shaver to adjourn meeting; Mr. Nelson seconded.**

**Meeting adjourned at 9:10 PM**

**Signed by Diana Corlew-Harrison October 24, 2024**