

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 February 26, 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

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

1. Project Name: Interstate Northeast Towing  
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. Martin states that he provided an email to provide determination that this is not a junkyard.

Mr. Nelson asked what a drive-in appraisal is. Mr. Rubin states they are usually insurance carriers coming on property to inspect vehicles for damages related to claims.

Ms. Purdue asked where the blacktop was to be. Mr. Rubin states it will mostly be in the front of property and next to fence.

Mr. Nelson did stop by and liked what he saw. He does think it meets the definition of a junkyard.

Mr. Martin states that the 60-day window has passed and should have been addressed with Zoning Board.

Mr. Martin states it is not a junkyard. There will be no sales, he will not be dismantling of parts, no long-term storage. This is mostly to be storage for up to 30 days if not less until vehicles are moved to another location.

Mr. Rubin states that vehicles brought to site have salvage titles, none owned, when deemed abandoned they are removed and sent to a junkyard.

Mr. Arnold asked board if we have a complete application at this time for site plan and public hearing? Board still had some more questions.

Mr. Shaver asked where fuel tanks were and concrete around them? Provided photo.

Ms. Purdue asked if 24/7 operation. Applicant said emergency towing is 24/7 operation.

Mr. Shaver asked if there is a gate at back of property? Applicant drawing provided.

Mr. Shaver asked if Garfield Raymond okay with it? Applicant has letter and will submit it.

Mr. Arnold asked to make sure blocks are shown on the map for next meeting or no complete application.

Mr. Shaver asked about snow removal. Applicant will add.

Mr. Abrams asked Mr. Martin to investigate the fuel tanks being farther from the building.

Mr. Martin will send itemized list to applicants that need to be done before submission deadline.

Ms. Purdue asked what was prior use? Applicant states warehouse for septic chemicals

Mr. Martin site plan review done prior in late 2015/early 2016, then dog obedience after that.

Mr. Arnold states there was no change of use ever coming before Planning Board

**Motion made by Ms. Purdue to schedule a public hearing on March 18, 2024, seconded from Mr. Seybolt and all board members approved.**

Mr. Martin wants to clarify SEQR type on application. He states it meets Type II standard exempt, applicant does not need to complete Part 1, No environmental assessment required.

Mr. Arnold that this is a Type II and has requested applicant to add blocks to plan on fuel tank, no lights being added, 40 vehicle limit, letter from Garfield Raymond regarding access to back gate, snow removal areas, diesel tank location, hours are 24/7, office hours are M-F 8am-6pm, noise levels must coincide with town code, 45 day limit on day storage, no hazardous waste units on site, large vehicles on a 14 day time limit. Submission date is March 4, 2024.

2. Project Name:Planned Unit Development (PUD) – Jacobie Park Side Farms at Moreau Rec Road

Applicant Name: Cerrone Builders

Application #: PUD

Application Type: Town Board PUD Referral for Report – Sketch Plan

Public Hearing Scheduled:No

Location: 11-29 Moreau Rec Road, Moreau NY

Tax Map No: Two parcels proposed for the PUD: 50.-3-28.2; and 64.1-1-64

Zoning District:One and Two family (R-2) District

SEQR Type: Type I

Project Description: Applicant is proposing to construct 191 dwelling units split between apartments (multi-family), duplexes (two-families), and single-family dwellings on two vacant parcels located along either side of Moreau Rec Road. The overall project area is 27.19+- acres. Also included in the proposed project is a 5,000 sq. ft. commercial building for a restaurant, ice cream shop, etc. to serve the development and surrounding neighborhoods. Stormwater will be managed on site; and municipal water and sewer will service the project needs for water and wastewater treatment.

Mr. Arnold stated that this was cancelled and delayed until March meeting.

**New Business:**

1. Applicant Name:Arrowhead Meadows LLC

Application Type: Modification of an Approved Subdivision (arrowhead Meadows – Phase I)

Public Hearing Held:No

Location: Gansevoort Rd (Route 32) and Bluebird Road, Moreau NY

Tax Map No:50.-3-29.22

SEQR Type: Unlisted

Zoning District: One Family Residential (R-1) District; and One-and Two-Family residential (R-2) District

Project Description: The applicant is proposing adjust the method by which wastewater is treated from a previously approved 44-lot subdivision. The 44 lots are the first phase of an 83-lot subdivision. The subdivision previously received final approval on March 15, 2021. The subdivision as approved was to utilize on site individual septic systems to treat the wastewater from each of the 44 single-family dwellings in the subdivision. The Town of

Moreau now requires connection to the municipal water system. The proposed change involves connection to the municipal sewer as required. The lot configuration and overall number of lots remain unchanged.

2. Applicant Name: SRH-TJM LLC

Application Type: Modification of an Approved Subdivision (Arrowhead Meadows – Phase II)

Public Hearing Held: No

Location: Gansevoort Road (Route 32) and Bluebird Road, Moreau, NY

Tax Map No: 50.-3-29.22

SEQR Type: Unlisted

Zoning Districts: One-Family Residential (R-1) District; and One-and Two-Family Residential (R-2) District

Project Description: The applicant is proposing adjust the method by which wastewater is treated from a 39 lot subdivision which was Phase II of a subdivision totaling 83 lots over two phases. The subdivision previously received sketch plan approval. The subdivision as approved was to utilize onsite septic systems to treat the wastewater from each of the 39 single-family dwellings in the subdivision. The Town of Moreau now requires a connection to the municipal water system. The proposed change involves connection to the municipal sewer as required. The lot configuration and overall number of lots remains unchanged.

Joe Dannible from Environmental Design Partnership was asked to speak on the proposal. Mr. Arnold said this went to final approval as single subdivision. Mr. Martin said it never got final approval. Mr. Arnold wants to verify that these are two separate applications and owners. Mr. Arnold at this point we can move forward in presentation as a combined review. Mr. Dannible says project was approved in 2021 with separate septic for 81 units. Mr. Arnold questioned number of lots – notes state 84 (44 phase I-9 Phase II). Lot amounts confirmed with Katrina as 83. Mr. Dannible stated they reduced to 81 lots to make some lots larger; 81 building lots, 3 HOA lots, almost identical as before, roads didn't change, only change is connecting to sanitary sewer. Pretty straightforward, minor, reduced environmental impact.

Mr. Arnold asked if another development planned to build near there and wants to run sewer through this subdivision. Mr. Arnold said the other developer has planned to get an easement from their builder. Mr. Martin asked how does this change Phase 2 of Arrowhead meadows, Mr. Dannible states that it is 42 lots and was 44, TJMSR=39 lots and was 40. Mr. Shaver asked about a bike path. Mr. Dannible said right now there is no physical connection to the park and not modifying anything else from prior approval. Mr. Arnold asked about pump stations, each unit has own low pressure pump, a 3" line where it connects to Bluebird Rd.

Mr. Raymond Morris (resident of Gansevoort Rd) asked about consideration of traffic?

Mr. Dannible stated traffic study done on February 2021 and will not impact traffic.

Ms. Purdue on report dated 2/5, shows reduction in to D – level of service at intersection Bluebird and Route 32.

Mr. Shaver questions traffic studies and says problem is Route 9 which is not included. Why are they only certain areas? Study says "we're fine" but concerned with commuters, emergency vehicles, school vehicles.

Mr. Martin states if you get a study back and you do not agree, you can request area to be widened, but as you get farther away from development is the dispersal of traffic is natural occurrence, reliability becomes less and less, and accuracy drops.

Mr. Toohill asked if we could request a traffic study for whole town?

Mr. Martin said there are no funds, but you can ask Town Board to request one from the Planning Board.

Mr. Arnold states that DOT does studies of the roads.

Mr. Martin suggests being added onto the March/April agenda to make a resolution passed onto Town Board

regarding traffic studies, there are grants and such that would not be on Town dime.

Ms. Purdue asked if the traffic study should include last 3 years of projects. Mr. Martin said that development was included because of conditional final approval.

Mr. Arnold states everything was ready to go and then the sewer law was changed. He believes the changes are not substantial enough to reopen and can just be reviewed. Mr. Dannible is looking for re-approval, sanitary sewer will need DEC approval.

Ms. Purdue asked if Water Dept. was notified and if capacity goes to Glens Falls, not sewer to Saratoga County. Mr. Westall to review and follow up.

**Motion made by Mr. Abrams in regard to Arrowhead Meadows LLC Amended Subdivision Plan to accept it with previously approved conditions with removing the requirement of DOH approval based on the removal of septic systems as presented tonight on the new site plan with confirmation of stormwater calculations that will support the reduction in the buildable lots. Ms. Purdue asked to add approval from Dept of Water. Mr. Martin wanted to specify that there are now 42 building lots and 4 HOA lots for a total of 46 lots in total now. Seconded by Mr. Toohill.**

**Roll Call – all approved.**

Mr. Arnold asked if there was any conversation on SJHTJM?

Mr. Abams asked if there was any way to connect to Arrowhead?

Mr. Arnold stated that previous builder had bike lane and/or path to go through each development and HOA properties but there are different owners now, so this HOA must approve it first in order to connect.

Mr. Dannible states there is room in the back corner for it but only through access of HOA properties.

**Motion made by Mr. Abrams to accept the amendment on SRTJM as being the same copy of prior motion except for the lot count changes. Will now be 39 building lots and 4 HOA (43 total lots).**

**Motion seconded by Mr. Toohill.**

**Roll call – all approved.**

**Motion made by Ms. Purdue to have the all the mylars signed after all conditions met.**

**Motion seconded Mr. Seybolt.**

**Roll call – all approved.**

**Ms. Purdue made a motion to adjourn meeting, seconded by Mr. Abrams.**

Meeting adjourned at 8:30pm

Signed by Diana Corlew-Harrison 8/8/24, revisions signed 9/20/2024