

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 September 18, 2023.

#### **Planning Board Members Present**

- John Arnold Acting Planning Board Chairman
- Ann Purdue Planning Board Member
- Mike Shaver Planning Board Member
- Adam Seybolt Planning Board Member
- Bradley Nelson Planning Board Member
- Meredith Mathias Planning Board Member

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

Ms. Purdue asked to review the ADA compliance of this facility and see if there should be some upgrades to Town Hall.

**Motion was made by Ms. Purdue to make a resolution to review ADA compliance of Town Hall and review upgrades.  
No one seconded motion.**

Mr. Arnold will make a call to Town Board to discuss handicap accessibility.

Ms. Purdue asked about the recordings that were missing from prior meetings, which was third time it happened. She recommended doing double recordings. She said according to supervisor, there needed to be a board resolution made in order to have meetings dual recorded.

**Motion made by Ms. Purdue to obtain dual recording of each Planning Board meetings. Seconded by Brad Nelson. All in favor.**

**Motion made by Ms. Purdue to have the Zoning Administrator withdraw advice relative to Town Code 149.44 is not to require an applicant to commence construction of the final site plan for an approval one year from date of approval.  
No second. Motion fails.**

Mr. Arnold introduced Mr. Nelson as new board member.

#### **Old Business**

1. Project Name: Planned Unit Development (PUD) 65 Reynolds Road  
Applicant Name: US Light and Energy (USL&E)  
Application #: PUD #1-2022  
Application Type: Town Board PUD Referral for Report – Sketch Plan  
Public Hearing Scheduled: No  
Location: 65 Reynolds Road & 83 Fort Edward Rd, Moreau, NY  
Tax Map No: Three parcels are proposed for the PUD: 64.-2-86.12; 64.-2-80.11; and 86.-2-80.12  
Zoning District: Agricultural and One-family (R-3) District  
SEQR Type: Type I

Project Description: The applicant is proposing to rezone and develop three adjoining parcels at 65 Reynolds Road and 83 Fort Edward Road totaling 203+- acres of contiguous land. The rezoning will change from the current zoning district of Agriculture and One-family (R-e) District to Planned Unit Development in accord with the standards of the Town code, Chapter 149, 149-27. The proposed uses within the PUD include three main development areas consisting of a luxury motorcoach and cabin resort; the two 5MW AC community solar projects; and a resource protection area with protected streams and ravines that will include a multi-use trail.

The applicant intends to update the Planning Board as to the progress made with assembling the information requested at the August 21, 2023, meeting of the Planning Board.

Applicant spokesperson from CT Male, Martin Schmidt, spoke of the project. He said he would be working on the list from the last meeting over a three-month period. At that time, he is hoping to put forth a complete sketch plan for review. At this point, they are looking to have the board make a motion to declare a lead agency SEQR for review. They are looking to start the coordination of the project and be in contact with other agencies so that plan can be prepared for review. Mr. Martin spoke of the details missing on Part 1 that are missing on the site plan and will need to be completed to pass along to other agencies. Mr. Schmidt wants to work together to complete this huge project. Mr. Arnold says you still need to have a completed plan. Mr. Schmidt says need other agencies input to get project site plan review. Ms. Purdue concerned over the motorcoach and cabin resort, solar project, that still need to be addressed.

**Motion made by Mr. Shaver to declare lead agency status for SEQR review on this PUD.**

**Seconded by Mr. Seybolt.**

**Roll call:**

**Mathias – Abstain**

**Nelson – yes**

**Purdue – no**

**Shaver – yes**

**Arnold – yes**

**Seybolt - yes**

**Motion made by Mr. Seybolt to send letters to involved agencies of intent to declare lead agency.**

**Seconded by Mr. Shaver.**

**Roll call:**

**Mathias – Abstain**

**Nelson – yes**

**Purdue – no**

**Shaver – yes**

**Arnold – yes**

**Seybolt - yes**

**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 are proposed for the PUD: 50.-3-28.2; and 64.-1-54**

**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 29.19+- 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.

The applicant intendeds to update the Planning Board as to the progress made with assembling the information requested at the August 21, 2023, meeting of the Planning Board.

Mr. Dannible, project engineer, spoke on behalf of Cerrone Builders on this project. Applicants have

requested doing a traffic study for the project which details will be collected over the next six months. Stormwater Management study also being done. Cerrone has been in discussion with Town of Moreau Sewer Dept. regarding new sewer district requirements. Also, with school transportation regarding school bus turnaround areas needed. Currently, he is Requesting Planning Board to be lead SEQR on this project and any additional comments on the project.

**Motion made by Ms. Purdue to declare lead agency for review of SEQR assessment for Jacobie Farms. Seconded by Ms. Mathias.**

**Roll call:**

**Mathias – yes**

**Nelson – no**

**Purdue – yes**

**Shaver – no**

**Seybolt – yes**

**Arnold – yes**

**Motion made by Ms. Purdue to send letters of intent to involved agencies. Seconded by Ms. Mathias.**

**Roll call:**

**Mathias – yes**

**Nelson – no**

**Purdue – yes**

**Shaver – no**

**Seybolt – yes**

**Arnold – yes**

**New Business:**

3. Project Name: Old Saratoga Road Subdivision  
Applicant Name: BKM Properties, LLC  
Application #: SUBD3-2023  
Application Type: Subdivision - Sketch Plan Phase  
Public Hearing Scheduled: No  
Location: 703-721 Old Saratoga Rd and 63 Spier Falls Rd, Moreau, NY  
Tax Map No: Two contiguous parcels are encompassed within the subdivision plan: TMP #'s 76.-3-83.111 and 76.-3-89.2.  
Zoning District: One and Two family (R-2) and General Commercial (C-1) District  
SEQR Type: Unlisted

Project Description: The proposed subdivision involves two contiguous parcels – TMP #'s 76.3-83.111 (71.2+-acres) and 76.-3-89.2 (5.17+- acres) totaling 76.37+- acres. The subdivision application outlines the subdivision of the referenced parcels into 15 lots – 9 lots for commercial use in the C-1 district; and 6 lots for residential use in the R-2 district. A residual area of 5.09 acres will be merged with an existing lot (TMP#76.-3-79). One residential lot and the commercial lots will be accessed from a newly created road with a cul-de-sac from Spier Falls Road. One commercial lot and the remaining residential lots fronting Old Saratoga Road will be accessed via private driveways.

Peter Layola and Bill Sparkman of CLA Site, representing applicant, Brian McKenzie, spoke of the project. Mr. Shaver asked about the town code regarding the subdivision of 10 lots or more requirement of the half mile to sewer connection. Applicant states that this is a huge cost being it would have to go below the Northway being it is in the way.

Mr. Arnold asked about a parcel and lot lines sold prior to this development proposal noted as "Donbeck." Lot 5 needs to show merged on the cul-de-sac on the filing of the plan.

Mr. Martin asked to note on next submission to show frontage on Spier Falls Road, "Donbeck" property

lines and the Lot 5 merger. Mr. Arnold asked about the right of way of 42 feet that needs to be 60 feet road frontage. Applicant states that neighbor named Mr. Monahan states that they are encroaching on his property line and they are reconfiguring shared driveways and public right of ways.

Mr. Martin says the applicants need to have diagrams reflecting these property lines corrected including the implications of these requirements. Mr. Martin stated you may need an easement for both driveways and including Lot 15 to reduce impact of curb cuts along Spier Falls Road. Ms. Purdue asked if the applicants have considered Route 9 access? The applicants state they are blocked out from the wetlands in area. Ms. Purdue asked how much of acreage will be clear cut? Applicants state it will depend on the residents who purchase but would hope to be minimal. Mr. Martin asked if they would add a limit of clear cutting with each lot purchase to avoid the issue. Ms. Mathias states that DEC will also ask to see where the vegetation and buffers will be located, and a permit will need to be applied for. Mr. Martin asked applicants if they would specify that, and they agreed to show that looking ahead. Ms. Mathias asked if Wild Conversation Easement will be held by Lots 9 & 10, and applicants say they will. Mr. Arnold also asked why is there two Lots named 13? Applicants will lose Lot #5 so all lot numbers will be corrected. Mr. Arnold asked if all board members were all right with Lot 15 not being attached? Per applicants, that is just a right of way and zoning boundary with fire hydrant on lot. Mr. Martin states lots like this are not abnormal for the Town. Mr. Martin states to refer to Town attorney and Mr. Mooney in regard to it being allowable lot size. Residents named Gilligan spoke regarding the increased traffic using Old Saratoga Road or Spier Falls Road instead of using Route 9. Mr. Arnold states that concern would be addressed when a Site Plan review was done by the board. Applicants are more than willing to show more detail regarding the wetlands lineage, limits of clearing and buffer on the next time presented.

Applicant asked going forward what they need to do next- (Mr. Martin's list)

Connection to sewer – question over Northway costs -seek counsel with Town and Town Board

Donbeck merger – Mr. Martin needs to review.

Access road review with county and town – private drives

Existing vegetation with limits of clearing wetlands lineage

Archeological areas identified.

Seek Water Dept approval and/or type defined with Mr. Mooney

Easement on the Monahan driveway

4. Project Name: The Pines North Mobile Home Park

Applicant Name: Greg Hewlett

Application #: SPR3-2023

Application Type: Site Plan Review - Sketch Plan Phase

Public Hearing Scheduled: No

Location: 1417-1419 Route 9; 1421-1423 Route 9, Moreau, NY

Tax Map No: Two contiguous parcels are encompassed within the site plan for review:

TMP #'s 63.3-1-20.1 and 63.3-1-21.1

Zoning District: General Commercial (C-1) District

SEQR Type: Unlisted

Project Description: The proposed involves the addition of 15 manufactured dwelling units to the existing and adjoining Pine Mobile Home Park at 1411 Route 9. The proposal applied for and received approval of a Special Permit from the Zoning Board of Appeals on March 23, 2023.

Mr. Hewitt spoke of the project. Project would happen in 3 phases, 5 lots at a time.

Mr. Martin has a concern with access drive running parallel with Route 9. Feels it is a bad spot

and Mr. Arnold agrees. NYS DOT may have some concerns with it also. Ms. Purdue asked if

Imperial Homes was going to be removed from this area to add these homes, Mr. Hewlett says yes.

Mr. Shaver asked if extension done for sewer and water district? Mr. Hewlett will have to enlarge the existing line but is in discussion with Mr. Mooney in those regards to water and sewer.

Applicants asked what additional details does Board need? Review entrances, do you need two entrances, what will DOT allow? Planting and Lighting Plan, SWIP, letter from Water and Sewer.

Ms. Purdue asked if traffic study needed if entrances added or intensity increased. Mr. Arnold believes the change of use will not make that much of a change to warrant a traffic study but would be addressed at Site Plan Review.

Motion made to adjourn meeting by Mr. Shaver, seconded by Ms. Mathias.

Meeting adjourned at 9:45pm

Signed by Diana Corlew-Harrison 09/27/24