

The regular meeting of the Planning Board, Town of Moreau, County of Saratoga, State of New York, was held in the Town Office Building, 61 Hudson Street, South Glens Falls, New York on February 22, 2010

Planning Board Regular Meeting

February 22, 2010

Attending Board Members: Chairman, G. Peter Jensen
Keith Osborne, Chris Barden, John R. Arnold, Thomas Field, Erik Bergman, Ronald Zimmerman,
Alternate: Dave Paska
Recording Secretary: Cherie Kory

Absent Board Members:

Others Present: Building Inspector: Joseph Patricke, Town Attorney: John Square
Chairman Jensen called the meeting to order at 7pm.

1. Motion: To approve the February 1, 2009 Planning Board minutes as Amended, by: **Mr. Arnold:**

Second to Motion: Mr. Osborne

Discussion/Corrections:

Chairman Jensen introduced the two newest members to the Planning Board: Mr. Chris Barden and Mr. David Paska as Alternate member.

- Page 1311 change "varity" to variety "caliber" to caliper
- Page 1311 change "evasive" to invasive
- Page 1311 change "rescued" to recuse
- Page 1311 add and "e" to Rout 9
- Page 1311 change "indenting" to intended use
- Correct page numbering and date in header

Roll Call: 8 Ayes 0 Abstained:

Absent:

Motion Carried.

AGENDA

**1. Arrowwood Meadows Subdivision – Gansevoort Rd
Preliminary Plat Review**

Travis Mitchell from Environmental Design Partnership presented a revised Sketch of a 45-acre Subdivision on Southeast corner of Bluebird and Gansevoort Road and for the newest members he reiterated the history or the proposed cluster layout. The Northern portion zoned R1 with 15,000 sq ft minimum and Southern portion zoned R2 with 22,500 sq ft minimum taking advantage of the Senior component to allow a reduction to 15,000 sq ft. Based on numerical calculations the maximum allowable density of 99 units with water and sewer connections. Supporting the underlying zoning, factoring in the Senior component, the geometry of the site and storm water management developed a conventional layout at 86 units. The design layout is a Cluster before the board with 84 lots, two access roads, one on Bluebird one on Gansevoort road. The Cluster design offers buffers around the perimeter of the site and open space behind the units. Fifteen acres of open space dedicated to a HOA, on a 45-acre site that equates to approximately one third. HOA will be responsible for storm water management will also provide the option of lawn and driveway maintenance to the traditional Cluster units and full maintenance to the Senior units and open space. Lots 1-65 are the traditional Clusters, 12,500 sq ft minimum lot size, with 80-foot frontage and 75-foot frontage in the Senior component. The units ranging from 2,000 to 2,400 sq ft. Lots 66-84 represent the senior component in the R2 as long as 40% of the lots are restricted to 55 years and older. Underlining zoning allows 44 lots in R2, 40% is the equivalent of 18 lots shown in the design presented are 19 lots out of the 44. Average minimum lots size of 9,200 sq ft with 1,600 sq ft houses. Municipal water is located on Bluebird Road and Sewer is located at the intersection of Bluebird and Fort Edward Road. Two gravity sewer systems laid out flowing to low point pump station pumped to Fort Edward Road. The changes made from the last drawing show two walking corridors in the open space behind the lots and shifted lots on approach where headlights were a nuisance concern. For review and submission to engineering were Preliminary Subdivision plan submittal, Storm water management, and Traffic impact study. Supplied sign offs from New York State Heritage and Conservation and Fish and Wildlife also New York State Parks and Recreation and Preservation for archeology issues. A public hearing scheduled for March 15, 2010. As per previous board suggestions, added walking paths using gravel. The light shaded green open space intent is to plant grass-meadow seed mix conducive to this area.

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To promote the natural succession along the perimeter in the 500 sq ft patches perennial wildflower mix with 30 different species for plantings. In the remaining 30 +/- clusters white Birch, poplar 5 to 6 feet on center bare root 4 to 5 feet fast growing, re-seeding to promote the natural progression that will expand to 20 feet high over a 10-year period of time.

Mr. Osborne: questioned maintenance in the wild areas and the access to the recreation park

Mr. Mitchell: At this, time no consideration, anticipating natural succession. HOA language is in progress and the board and council will be having the opportunity to review. Discussed access with the Town Board and in the process of talking to the neighboring property owners; an opening was shifted to allow that access.

Mr. Osborne: is on record for not being in favor the increased infrastructure in the cluster vs. the conventional layout.

Mr. Patrick: Per the concerns of a Town Board member, note disclosure to the subdivision set of the existing active farm on the adjoining property line. Issuance of the building permits discloses farming however; the concern is for disclosure earlier in the purchasing process in order to inform the potential buyer. The developer normally purchases the building permits. Offered a copy of the "Right to Farm Law" to assist in the development of the language.

Chairman Jensen: Addressed council on the name change from Arrowwood Meadows to Arrow Head Meadows stated on the Sketch, advertised the public hearing as "Arrowwood" meadows. The consensus is to maintain "Arrowwood" until after preliminary meeting.

Mr. Mitchell: asked the board for its opinion on the plan for natural succession, the consensus approved.

Mr. Patrick: Questioned Mr. Mitchell on the approval letter from their consultant to Chairman Jensen. Mr. Mitchell agreed to look into the matter.

Mr. Mitchell: assured the audience the planting plan was careful to avoid any invasive species and removed any borderline plantings invasive to this area.

2. Verizon Wireless Special Use Permit

Steven Hutchinson with Tectonic Engineering an agent for Verizon Wireless addressed the Board regarding the transmittal of 4-G data anticipate in 2011 on the existing Crown Castle antennas at 160 Old West Road in the Town of Moreau. Jody DeSantis is the current engineering working with the town in regards to the existing antennas. Jody is on a two-week vacation.

Chairman Jensen: the current application reads six 4-foot antennas

Mr. Field: The specification Mr. Hutchinson is describing is different from that stated in the application and used on the Structure Analysis dated December 11, 2010 on the plans.

Mr. Arnold: what would be the change in wind load on a taller antenna?

Mr. Hutchinson: Very little it is 11 lbs. equates to 33 pounds in weight cannot speak to wind as a structural engineer.

Chairman Jensen: requested a new Structural Analysis using a speed of 90 mph opposed to 70 on the existing analysis

Mr. Bergman: questioned the change in power output from the new towers

Mr. Hutchinson: stated on the new LT towers there will be no power change. Verizon will provide a 3' x 5' cabinet

Mr. Patrick: for the record on file in the Town Clerks office an updated RF test dated January 2010 stating < 1/2 of 1%

Chairman Jensen: requested a unlisted short EAF form with a visual addendum. The consensus of the board is the application is incomplete at this point and until the revisions made, no public hearing. Mr. Patrick requires 10 copies of everything by March 1, 2010 to precede on the March 15, 2010 agenda.

Board Consensus on opening the Public Hearing prior to SEQOR

Note the revised drawings received from Toadflax for March 15, 2010 Public Hearing for review

1. Motion: To adjourn Regular Planning Board meeting at 9:30 pm by: **Mr. Zimmerman,**

Second to Motion: Mr. Field

Roll Call: 8 Ayes, 0 Abstained

Motion Carried.

Respectively Submitted, Signature on file

Cherie A Kory 2/28/10

1314