

A meeting of the Town of Moreau Planning Board was held on January 23, 2012 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

Chairman Jensen called the meeting to order at 7:00 p.m.

Present:

G. Peter Jensen	Chairman
Keith Osborne	Planning Board Member
Chris Barden	Planning Board Member
John Arnold	Planning Board Member
Erik Bergman	Planning Board Member
Linda Riggi	Alternate Member
Reed Antis	Alternate Member
Tricia Andrews	Secretary

Also Present: Stefanie DiLallo Bitter, Attorney for the Town and Mr. McNamara, Town Engineer.

The November minutes were reviewed. Mr. Arnold motioned to accept the Nov 21, 2011 minutes as written, Mr. Bergman seconded, and the motion passed unanimously with Mr. Antis abstaining.

Regarding the December minutes Mr. Arnold noted that some initials were used on page 1524 halfway down GR: Garry Robinson. LS: Mr. Lansing. Mr. Bergman motioned to accept the December 19, 2011 minutes with those changes and Ms. Riggi seconded. The motion passed unanimously with Mr. Osborne and Mr. Barden abstaining.

### **#1- Sisson Reserve Apartments**

#### **Public Hearing- Site Plan Review**

Scott Lansing of Lansing Engineering presented the project, a multi-family development. The applicant would like approval as well as site plan review. Existing conditions: The project is located on the West side of Sisson Rd. and encompasses 21.25 acres zoned UR. The site has mild to moderate topography with a slope towards South, a wetlands of .34 acres in the SW portion. Vegetation was shown on an aerial photo, small clearing towards front. Proposed: multi-family apartment complex in accordance with the Zoning, has an approved 2-lot subdivision into 13.6 and 7.81 acres sites for future development. South Parcel, Lot 1, is this proposal. Overall, 144 units are proposed in this Phase- 80 units, 64 on the potential future phase. There are 6 building types and 16 buildings, 5 units each, a mix of 1-4 bedroom apartments. Access point is on Sisson Rd. in a boulevard, and a single loop to all units. 1.5 spaces of exterior parking per unit, 120 spaces for 80 units, additional 6 spaces at clubhouse. Parking # does not include garage space, each unit also has one of those.

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Project is in existing water district, 12 inch main to service domestic and fire hydrants. 1 central meter for water, may be individual meters, working with Town engineer. Planned gravity collection pump station for sanitary sewer, to existing forced main on Sisson Rd. In SW corner there is a stormwater management area, gravity fed, mitigated, discharges to existing course. 1 sign at front, maintenance shed, back by pump house, small lawn equip etc. Garbage will be individual roll off, no dumpster, mailboxes clustered throughout. Sidewalks proposed on interior of roadway to Sisson Road, and proposed bus shelter measuring 4 x 8. 66% green space. Comments had been made re: snow storage, so an area was planned on Sheet LS outlining area where it could be placed, feels it's a conservative plan. Scattered areas. Before Phase 2 is build, there's a large area available on the other site as well. Plans have a dashed area for a playground south of the clubhouse. A table was added with the ratios of apartments. The Town Engineer had technical comments, the engineers coordinated with him and responded in writing. He recently supplied additional comments, which applicant is more than willing to address. Would like questions, comments and approval.

Chairman Jensen: Housekeeping. Anyone interested in the Harrison Place Apartments Public Hearing, the response from the Town's consultant has not been received, so after this hearing I will ask the Board that it be tabled. Any public comment Re: Sisson Reserve?

Mr. Osborne: This DEC waiver of Chapter 5 that you referred to, do you have a copy of that?

Mr. Lansing: Mr. Patricke and Mr. McNamara have that.

Mr. McNamara: It characterizes what the DEC allowed for anyone who was in the process and had a written SWPPP could use those older guidelines. Anyone already in the process of seeking an approval on that date.

Mr. Osborne: You're satisfied with that?

Mr. McNamara: I am. The DEC is satisfied with it.

Mr. Osborne: Do we have the additional comments from Mr. McNamara?

Mr. McNamara: I did them by email. We're reviewing details on water and sewer, mostly awaiting comments from fire and water superintendent, There is landscaping behind the Kennedy and D'avignon properties. I thought the Board might want landscaping behind those, still working out draining on the roads, want to meet out there with the Highway Supt. The water meter issue is still up in the air. They are engineering issues, but they don't change the look of the plan, the outlay, the buildings.

Mr. Barden: Is that meeting with the Highway Superintendent regarding the damaged culvert?

Mr. Lansing: That's down the road, off the property.

Chair: Are you comfortable that post-construction runoff will be equal to or less than current?

Mr. McNamara: Yes, but not enough left over for the next phase, so the second phase will have its own stormwater scheme. What they are asking to approve now does work.

Mr. Arnold: I'm going to guess it won't be a problem to plant some trees?

NRP Group Chris Dirr: No problem.

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Mr. Arnold: They are responsible to do that too but I know you won't mind. I am concerned about both halves being developed. There are combined services and no guarantees that it will be you who develops the remainder. What can we do to guarantee a smooth transition of something happens? It could cause issues for whoever develops the other parcel, or for you. What have you in place?

Mr. Dirr: We've contractually agreed that the sharing of services will run with the land, so that if another user develops it, they will be contractually tied to us and that is in the sale contract. To the extent that the Town wants improvements that we have agreed to, that would be in the sale as well. There is not two owners, if it is sold we will maintain it, if the Town wants it then we are amenable.

Ms. DiLallo-Bitter: I recommend that the easement is on the map properly and the possibility of notations on the plan to the benefit of the parcel. Sewer, water, stormwater, access and the sign on the frontage would all be shared benefits representing the 7 acre site. How use of the clubhouse and parking, overflow parking might be reciprocal. Might be something we would want a draw up easement for the Town attorney to review.

Mr. Arnold: I have the impression that the two owners can't own one thing.

Mr. McNamara: Water is not an issue because it's Town right of way, but if the second parcel was sold the Town would take it over or a transportation agreement would come in.

Mr. McNamara: Taking all that into advisement.

Mr. Arnold: The road width is not Town width. Why is that and is it something besides cost?

Mr. Lansing: DEC new regs encourage less road, we feel it fits better with this type of parcel and it's not a through road, it's only for the parcel. Fits DEC regs that aren't even applicable.

Mr. Arnold: I read your response, but explain the sidewalk layout.

Mr. Lansing: 11 ft carriage ways, 2 ft. wings, 5 ft. sidewalk on single side of the roadway.

Mr. Dirr: We are trying to achieve a walkable village-like feel and we felt that the sidewalk on the inside would do that and provide ready access to the playground and clubhouse.

Mr. Arnold: And no plan for a sidewalk to cut through to the clubhouse?

Mr. Osborne: What's the siding, color plans?

Mr. Dirr: Colors are not picked, earth tones, exterior comp is stone, accent stone and vinyl lap siding augmented by shake-style.

Mr. Osborne: Elevation renderings?

Mr. Dirr: We submitted back at the beginning.

Mr. Arnold: They plan to all be the same exact color?

Mr. Dirr: No.

Mr. Antis: Why only 1.5 per unit of parking space exterior parking? Larger apartments would have more vehicles.

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Mr. Lansing: 1.5 is outside of the units, not counting garage but 2.5 with which is quite a few and it meets the Town code.

Mr. Antis: It seems like there will be excess, with teenagers 2-3 vehicles per household.

Mr. Lansing: We anticipate it's enough.

Mr. Bergman: What's your phasing/time frame?

Mr. Dirr: We expect to start in May and finish in 10 mos. Finish, lease it up, look for financing for Phase 2. Six months to lease up? Based on leasing rate, we seek to do Phase two.

Mr. Bergman: So we'll have time to note if there's a parking issue.

Mr. Dirr: The lease up will determine whether want to modify the mix if apartments.

Mr. Osborne: Fill?

Mr. Lansing: Yes

Mr. Osborne: How much?

Mr. Lansing: 0-3 feet, per water table.

Chair: Let's proceed to the EAF for this project.

Comments: Part One:

Mr. Arnold: Part A: #8 the water table can't be 6.5 feet.

Mr. McNamara: We can amend that to 3ft. -/+

Chairman: Part B: Disturbed areas not reclaimed? You're Okay?

Mr. Arnold: #23 That works out to 250 gallons per unit per day, is that a standard?

Mr. Lansing: That's the standard.

Mr. Osborne: For the record, I don't think this is ready to approve, and I don't think this EAF is ready to be voted on because of the outstanding engineering.

Chair: Part Two: #2 Yes, small or moderate change. Public Hearing closed 7:47. Board, what do you want to do?

Mr. Arnold motioned for negative declaration on the EAF and Mr. Barden seconded. A roll call vote proceeded as follows: Mr. Osborne, No; Mr. Barden, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Antis, Yes; Ms. Riggi, Yes; Chairman Jensen, Yes. Motion carried.

Chairman Jensen: Anything further, other than to continue to talk with engineering?

Mr. Arnold: What is outstanding?

Mr. McNamara: Fire, Highway talks to find out if an open cut for the forced main on Sisson Rd. is acceptable. Subdivision, coordinate with attorney in case of 2<sup>nd</sup> developer. Groundwater and stormwater maintenance agreement to add to SWPP. Drainage issues on Sisson Rd., want to meet with Highway Supt. I have asked for some existing and proposed grades on the intersection. The force mains are too

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close to drywells on Sisson Rd. The water meter issue is outstanding (central or individual). Have to give the Town info on who's going to run the sewer pump station.

Chairman Jensen: So, technical tweaks in nature.

Ms. DiLallo-Bitter: Only if you can condition it on understanding and easement on the 13-acre parcel and that the easements re: water, sewer, signage, etc. so the two lots can act as one development if necessary.

Mr. Arnold: There was mention of a gore- can you explain that to me?

Mr. McNamara: When two properties are next to each other, with vacant land in between where no one claims it, it's extra. The label has been removed and it was a foot or two wide on the south boundary line, and they are using the lesser boundary lines, they have effectively almost given it up. They are building close to the line and I wanted to be sure it wasn't a major issue.

Mr. Arnold: I'm a little put off that we've gotten this far before I've seen that there's a boundary issue. I like to see lines set ahead of time.

Mr. McNamara: I am not sure where that label came from.

Mr. Arnold: It's better that it's extra space, rather than overlap.

Mr. McNamara: It is, but it's such a small area and they are assuming the least.

Ms. DiLallo-Bitter: Easements reviewed by their attorney.

Mr. Arnold: Does the applicant have a problem conditioning an approval regarding these items? And you have a list?

Mr. McNamara: They are detailed. Do you want to be more specific on the landscaping?

Mr. Arnold: Nice trees that will live and are not invasive, and grow fast.

Mr. Barden: What building is that in concern to?

Mr. Arnold: The two residences on Sisson Road.

Chairman Jensen: Board, what would you like to do? Conditional approval?

Mr. Barden: Motion to recommend conditional approval per Town Engineer and Atty.

Ms. Riggi: Second.

Mr. Arnold: I don't like conditional approval, but we've already hashed out most of this stuff and the applicant has waived the right to argue the conditions, I don't have a problem.

A roll call vote proceeded as follows: Roll call vote proceeded as follows: Mr. Osborne, No; Mr. Barden, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Antis, Yes; Ms. Riggi, Yes; Chairman Jensen, Yes. Motion carried.

Mr. Bergman: Motion that the Chair and one board member sign the mylars and make sure all conditions are on the mylars.

Mr. Barden: Second.

Roll call vote proceeded as follows: Mr. Osborne, No; Mr. Barden, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Antis, Yes; Ms. Riggi, Yes; Chairman Jensen, Yes. Motion carried.

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Chairman Jensen: You are approved. We can't comment on issuance of building permits, however, rest assured that the docs are presented and conditions are satisfied, before the permit is issued. Welcome to Moreau.

**#2- Schermerhorn Residential Holdings- Harrison Place Apartments**

Chairman Jensen: As previously indicated, the response from the Town's consultants has not been received, so they ask the Board that it be tabled.

Mr. Arnold motioned to table the public hearing regarding Harrison Place Apartments/Schermerhorn Residential Holdings, and Mr. Barden seconded. The motion carried unanimously.

Motion to adjourn was made at 8:00pm by Mr. Arnold and seconded by Mr. Bergman. Motion passed unanimously.

Respectfully Submitted,

Tricia S. Andrews