

A meeting of the Town of Moreau Planning Board was held on January 28, 2013 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:

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| G. Peter Jensen | Chairman |
| Keith Osborne | Planning Board member |
| John Arnold | Planning Board Member |
| Reed Antis | Planning Board Member |
| Linda Riggi | Alternate Planning Board Member |
| Erik Bergman | Planning Board Member |
| Ron Zimmerman | Planning Board Member |

Absent: Dave Paska, Planning Board Member

Mr. Reed Antis is now a permanent member of the Planning Board in place of Mr. Barden who has resigned due to continuing other commitments.

Minutes of the December 17, 2012 meeting were reviewed. Mr. Zimmerman motioned to approve the minutes as written and Mr. Arnold seconded. All in favor, with Mr. Bergman abstaining, motion passed.

Given that Kevin Varmette, having been given a 90-day extension but not having had anything new to present to the Board, the Chair asked for a motion to consider the Site Plan review application withdrawn. Mr. Zimmerman made a motion to that effect, Mr. Antis seconded. A roll call vote resulted as follows: Mr. Osborne, Yes; Mr. Antis, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Ms. Riggi, Yes; Mr. Zimmerman, Yes; Chairman Jensen, Yes. Motion carries unanimously.

#1 Mackenzie, Real and Mackenzie, Michael

Sketch Plan Review

Mrs. Mackenzie: This is a Subdivision at 245 Old Saratoga Road by Satellite.

Chair: I have not seen any drawings so I have no idea what is going on.

Mrs. Mackenzie: Mr. Patricke has everything.

Chair: Was this parcel subdivided within the last 7 years?

Mrs. Mackenzie: We sold part to the State.

Chair: Within the last 7 years?

Mrs. Mackenzie: Yes.

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Chair: That is probably why we are here. I can't do anything without more information and we don't know what we are looking at. We have an application that says to see the map and I have no map to see, so if you could please wait, we will see if we can do something at the next meeting. Having discouraged the first applicant, the second item is Mr. Congdon.

**#2 Congdon, Gardner
Preliminary Site Plan Review**

Christ Beaty: Bill Rourke, land surveyor, is out of town so he sent me. This subdivision is 4 lots to develop and 1 more open on the south side of Grey Fox Road.

Chair: Is your intent some kind of residence in there?

Mr. Beaty: Yes. Deerfield Phase 3 was approved a number of years ago and it may be expired, does that sound familiar?

Chair: This had public water.

Mr. Arnold: 197 is along the bottom of the map? Is that rectangular bit the gun club?

Mr. Bergman: Yes.

Mr. Beaty: Phases 1 & 2 of Deerfield are here.

Mr. Arnold: I don't think there's a sign that says Deerfield. Soils?

Mr. Beaty: I know that perc test holes were done years ago and they all passed but they have to and will be done again.

Chair: That area was prone to some water problems, so we want you to look for mottling, we don't want any surprises.

Mr. Arnold: Surface drainage and slopes.

Mr. Beaty: We need updated topo. This lot may have been graded so we will get a plan.

Mr. Arnold: Would we have something on file as far as a total drainage plan?

Chair: Anything on file would be just like what he's giving us.

Mr. Zimmerman: I think there's been some fill brought in here.

Mr. Arnold: There's no 15 degree slopes or anything. I am used to looking at whole subdivisions for the whole thing so we don't like to see it done piecemeal. I think these weren't in the plan of any older effort. Each one as it comes along.

Mr. Beaty: I will look at what we have. I don't know the history on the site.

Chair: The past is immaterial; it will stand or fall on its own.

Mr. Zimmerman: As part of this proposed subdivision, is this a 4 lot with the fifth being extra, or is it going to be developed as well?

Mr. Beaty: I understand that's not getting developed.

Mr. Arnold: It can be, because it has frontage on Reynolds Road and a lead-in on the side, too. Do all the lots have adequate widths?

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Mr. Beaty: Lot #38 has 125 ft minimum road frontage required and it's 106.99 on the road, but at 40 ft. back we have a little over 150 ft, which is alright in the past.

Mr. Arnold: I was worried about the one with 122 ft.

Mr. Beaty: That's plus + the radius.

Chair: Lot #33 does front on 197??

Mr. Beaty: It does.

Chair: Board, further questions? Any questions of us?

Mr. Beaty: No, I don't have any questions.

Chair: In all fairness, we don't have an approval for Sketch Plan, which is where you are, but I can poll the Board and ask if anyone is against creating these 5 lots.

Mr. Osborne: Not opposed.

Mr. Antis: I am comfortable if they meet all the requirements.

Chair: No issues identified other than drainage and other things that are usually an issue. Check your archaeological, plants and birds people need to walk the land, etc.

The other Board members were also polled and had no outstanding concerns.

Mr. Zimmerman motioned to adjourn, and was seconded by Ms. Riggi, All in favor, meeting was adjourned at 7:19p.m.

Respectfully Submitted,

Tricia S. Andrews