

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 March 15, 2010

Planning Board Regular Meeting

March 15, 2010

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

Absent Board Members: Mr. Field & Mr. Bergman

Others Present: Building Inspector: Joseph Patricke, Town Attorney: John Square & Town Engineer: Gary Robinson

Chairman Jensen called the meeting to order at 7pm.

1. Motion: To approve the February 22, 2010 Planning Board minutes as Amended, by: **Mr. Arnold:**

Second to Motion: Mr. Osborne

Discussion/Corrections:

Chairman Jensen invited Mr. Paska as Alternate member to sit in for the absence of Mr. Field & Mr. Bergman

Page 1314 change "I" to in

Page 1314 change "taking" to talking

Page 1314 change "promoter" to promote

Page 1314 change "birch & popular" to birch & poplar

Page 1314 noted concern to referenced 75' frontage on lots 1-65, Arrowwood

Roll Call: 6Ayes 0 Abstained:

Absent: Mr. Field & Mr. Bergman

Motion Carried.

**1. Toadflax Nursery, LLC
Site Plan Review – Public Hearing**

***Mr. Osborne recused himself from the discussion**

Richard Morris presented updated maps resulting from a meeting with the Fire Chief addressing the Boards requests from the February 22nd Planning Board meeting. Proposed is an additional Head-house, connecting existing greenhouses in the back of the property, for production allowing product transfer without having to venture outside of the greenhouses during inclement weather. A portable display building meeting the setbacks to Route 9 is in the temporary position at the front of the property. A proposed salt storage building, positioned in the back portion, for service to commercial contracts during the winter season (i.e. Hannaford's).

Chairman Jensen: opened the Public Hearing by setting the ground rules to maintain decorum of the hearing

No Public comments

Mr. Patrick: Requested the Board disregard the first letter concerning the boiler and referred to the second letter presented by Mr. Morris outlining preferred access agreed upon by the Fire Chief as indicated in the letter.

Mr. Zimmerman: questioned the changes to the new drawings

Mr. Morris: specified the location of the propane tank outlining the egress and regress; labeling of all driveways, entrances and exits, indication of all proposed changes in the legend as cross hatched

Mr. Arnold: questioned the 10' setbacks as relative to the size of the propane tank and Mr. Patrick agreed the tank was in compliance.

Mr. Zimmerman: noted the lot size of 19.65 as the entire site

Mr. Morris: confirmed the 19.65 acres is the lot size on the east side of Route 9 and 1.01 acres is the size to the west of Route 9 and those acres did not include the parking under contract with Mr. Collette. Collette's is 2.46 acres.

Chairman Jensen: began review of the Short Environmental Assessment Form (SEQR) for the unlisted action:

Part I – Projection Information: question 8-Yes, 9-Residential & Commercial, 10-No, 11-No, 12-No

Part II – Impact Assessment: A-No, B-No, C1-7-No, D-No, E-No – Review completed

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Chairman Jensen polled the board and the public of any environmental concerns not addressed before moving forward – none stated Public Hearing closed 7:18pm

1. Motion: To declare a negative declaration on the Short Environmental Assessment for Toadflax Nursery, LLC by: **Mr. Zimmerman**

Second to Motion: Mr. Arnold

Roll Call: Chris Barden Y, John R. Arnold Y, Dave Paska Y, Ronald Zimmerman, Y
Chairman Jensen Y

Absent: Mr. Osborne, Mr. Field, Mr. Bergman

Motion Carried.

2. Motion: To grant Site Plan Approval to Toadflax Nursery, LLC, notating the adjacent parking lot owned by Mr. Collette and under contract with Toadflax Nursery, LLC; by **Mr. Zimmerman**

Second to Motion: Mr. Arnold

Roll Call: Chris Barden Y, John R. Arnold Y, Dave Paska Y, Ronald Zimmerman, Y
Chairman Jensen Y

Absent: Mr. Osborne, Mr. Field, Mr. Bergman

Motion Carried.

3. Motion: To have the Chairman and one other member of the Planning Board sign the Mylar when presented for Toadflax Nursery, LLC, by: **Mr. Zimmerman**

Second to Motion: Mr. Arnold

Roll Call: 5 Ayes, 0 Abstained

Absent: Mr. Osborne, Mr. Field, Mr. Bergman

Motion Carried.

**2. Rogge Subdivision – Route 9
Preliminary Plat Review-Public Hearing**

Greg Hewlett – presenting the subdivision of a 2 lot parcel, with 660' frontage, 9.36 acres into 3 parcels with 200' frontage each and 4th parcel being a lot line adjustment located at 1429 Route 9, South Glens Falls.

Chairman Jensen: opened the Public Hearing by setting the ground rules to maintain decorum of the hearing
No Public Comments

Chairman Jensen: stated the proposed in strictly for estate planning and there will not be any construction

Chairman Jensen: began review of the Short Environmental Assessment Form (SEQR) for the unlisted action:
Part I – Projection Information: question 8-Yes, 9-Commercial, 10-No, 11-Yes a DOT curb cut permit has been completed, 12-No

Part II – Impact Assessment: A-No, B-No, C1-7-No, D-No, E-No – Review completed

Chairman Jensen polled the board and the public of any environmental concerns not addressed before moving forward – none stated Public Hearing closed 7:35 pm

1. Motion: To declare a negative declaration on the Short Environmental Assessment for Rogge Subdivision, LLC by: **Mr. Osborne**

Second to Motion: Mr. Zimmerman

Roll Call: Mr. Osborne Y, Chris Barden Y, John R. Arnold Y, Dave Paska Y, Ronald Zimmerman, Y
Chairman Jensen Y

Absent: Mr. Field, Mr. Bergman

Motion Carried.

2. Motion: To grant Site Plan Approval to Rogge Subdivision; by **Mr. Zimmerman**

Second to Motion: Mr. Paska

Roll Call: Mr. Osborne Y, Chris Barden Y, John R. Arnold Y, Dave Paska Y, Ronald Zimmerman, Y
Chairman Jensen Y

Absent: Mr. Field, Mr. Bergman

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Motion Carried.

Chairman Jensen: The Town's regulations require final approval on a subdivision granted at a separate meeting from preliminary however in this minor division the Chairman exercised the Boards authority to grant approval on the preliminary hearing

3. Motion: To have the Chairman and one other member of the Planning Board sign the Mylar when presented for Suburban Propane by: **Mr. Arnold**

Second to Motion: Mr. Osborne

Roll Call: 6 Ayes, 0 Abstained

Absent: Mr. Field, Mr. Bergman

Motion Carried.

4. Motion: To waive final approval at a date subsequent to preliminary approval for Rogge Subdivision by: **Mr. Zimmerman**

Second to Motion: Mr. Arnold

Roll Call: 6 Ayes, 0 Abstained

Absent: Mr. Field, Mr. Bergman

Motion Carried.

5. Motion: To grant final approval for Rogge Subdivision by: **Mr. Arnold**

Second to Motion: Mr. Osborne

Roll Call: Mr. Osborne Y, Chris Barden Y, John R. Arnold Y, Dave Paska Y, Ronald Zimmerman, Y
Chairman Jensen Y

Absent: Mr. Field, Mr. Bergman

Motion Carried.

Chairman Jensen: reminded applicant of the 60 day limit to present a copy to Saratoga County

AGENDA

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

Travis Mitchell from Environmental Design Partnership presented a Sketch of a 45-acre Subdivision on Southeast corner of Bluebird and Gansevoort Road. 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. Supporting the underlying zoning, factoring in the Senior component, the geometry of the site and storm water management developed a Cluster design layout. Before the board are 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 the 45-acre is dedicated to open space maintained by an HOA. The 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. House sizes in that area will be 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 deed restricted to 55 years and older. Underlining zoning allows 44 lots in R2, 40% is the equivalent of 19 lots shown in the design presented 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. Road construction is to Town Specification and later dedicated to the Town. Storm water managed on site. A Storm water pollution plan is prepared and under town review. The Town engineer has reviewed a traffic study prepared and agreed the traffic would not significantly influence the nearby intersections. 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 meeting is set to review comments from the Town's engineers, from highway, water and sewer. Also reviewed the municipal water and sewer with the Town Board and they are in support.

Chairman Jensen: opened the Public Hearing by setting the ground rules to maintain decorum of the hearing
Mr. Ward Woodruff: voiced concerns over the "pond" storm water basins sighting the problems with the storm water management at Woodscape on the corner of Gansevoort and Reservoir Roads. The view from the front of 61 Bluebird is not favorable looking into the back yards of proposed. Ward requested stop signs on Bluebird road at the northern access point.

Mr. Mitchell: test pits have proven water retention is not an issue on this site of sand and gravel.

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Mr. Patrick: the highway department will make the determination as to traffic signs on Bluebird road. Bluebird road is a County road, not to be mistaken with a town road. On the exit road coming out of the subdivision will be a stop sign.

Mr. Ward Woodruff: questioned the sewer system that would impact the northern side of Bluebird road referring to the location of his property

Mr. Patrick: confirmed this project would not have any impact.

Ms Margaret Jones: Thomas Avenue. Voiced concerns on fencing along the property line and how to protect the current tree line. In addition, what is the average home price set as.

Mr. Patrick: corrected the use of "buffer," the area being referred to is land owned and maintained by the HOA. A natural grow area.

Mr. Mitchell: the intent of the HOA is to leave as many trees as possible. It is too early in the stage to determine an approximate may be \$200,000 dollar range

Mr. Williams: Thomas Avenue. Will the HOA maintain the area along the property line or will it remain forever wild

Mr. Mitchell: Through discussion with this board, it has been determined to allow a natural succession on the outside parameter. On the inside parameter the open space maintained

Mr. Reed Antis: how much road frontage on Route 32 owned by HOA

Mr. Mitchell: one hundred and seventy feet, clarified the entrance is at the power line

The property owners adjoining the property line to the east (Thomas Avenue) have maintained a portion over the line for aesthetics, the concern is the type of natural grow and what will the grow resemble

Mr. Mitchell: the plan developed is plantings of wild flower mixes and poplar to start the natural succession. The planting plan differs on Bluebird Road allowing more screening.

Mrs. Scarlet Williams: how many drainage basins are proposed, currently the property has taken care of any their drainage issues.

Mr. Mitchell: when considering storm water management adjacent sites get factored into the entire project and the basins are appropriately placed throughout the subdivision. The basins allow drainage to infiltrate into the ground.

Ms. Lynn McKinney: will the house design be all the same

Mr. Mitchell: with a project this size some will be the same however, the units will be mixed and not all the same

Ms. Deb Newton: what will happen to the underground telephone lines on Gansevoort Road

Mr. Mitchell: Currently on the HOA lands, a utility easement for underground communication cables is in place. The property line for houses is east of that area

Ms. Lynn McKinney: will the subdivision disrupt the pigs. The neighbors welcome the farm animals

Mr. Ward Woodruff: the general contractor, colors and width of lots

Mr. Mitchell: Schermerhorn is a partner in the project and may be the general. The plan has not advanced to the level of details questioned. The lots are 80 feet in width

Mr. Steven Weeks: what is the average road frontage on the current surrounding properties?

Mr. Mitchell: in the R1 an average of between 80 and 90 feet

Mr. Patrick: corrected the average to be at 100 the zoning has now changed

Mr. Mitchell: zoning now requires 75 feet and the proposed is above that at 80 feet

Mr. Reed Antis: requested clarification of a "Cluster"

Mr. Mitchell: looking at a traditional layout without any HOA the properties owned from the roadway to the rear of each lot. One point of view is to reserve large clusters of land allowing an area between the property lines. The Cluster allows small lots to avoid abutting rear lots resulting setting aside land to be maintained by an HOA

Mr. Reed Antis: what will be the typical square footage of a home?

Mr. Mitchell: in the non-senior area the home will most likely be two stories and between 2000 & 2400 sq ft. In the senior area ranging at 1600 sq ft. The HOA fully maintains the senior portion and the remaining to be an option, most likely contracted out to a local landscaping business.

Mrs. Scarlet Williams: how will the subdivision affect the elementary schools

Mr. Mitchell: In a project of this size, meetings to discuss the project will address those types of issues. The school board will project the growth for plans.

Chairman Jensen: the board of education will determine any re-districting

The public questioned the start/finish of the project and concerns of the impact of dust created during construction

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Mr. Mitchell: Groundbreaking will be in a year and depending on the market four years to complete. During construction, a storm water pollution prevention plan includes dust maintenance. A project this size will likely require inspection twice per week reporting to the town on erosion and dust control.

Mr. Osborne: requested an update on the access to the park

Mr. Mitchell: recently opened up a conversation with an adjacent home owner

Mr. Patrick: reminded the board the Town of Moreau made the decision to accepted fees in lieu of land for the General fund of Recreation

Mr. Arnold: reiterated for the Public that language addressing the existing farming will appear on the plans

Mr. Ward Woodruff: concerned the construction of the sewer lines creating a conduit allowing water to collect and drain along existing water line leading into the cellars of homes on Bluebird road.

Mr. Mitchell: the soil conditions of this site are the best sand and gravel for infiltration. The storm water basins on Bluebird road are very shallow and mowed

Mr. Barden: addressed any land clearing

Mr. Mitchell: assured there will be no land clearing

Mr. Zimmerman: what is the status of the Water and Sewer plan

Mr. Mitchell: in the process of petitioning the Town Board for support, once the project granted preliminary approval from planning the project would return to the Town Board to formalize the district.

Mr. Patrick: suggested tabling the EAF, responses from the water/sewer, school, and fire have not come in

Mr. Mitchell: addressing Mr. Paska on planting phases, the storm water basins are constructed and planted first as construction begins the soil for the berm placed in designated areas

Mr. Patrick: everything completed on infrastructure before issuance of a building permit, anything not must be fully bonded and approved. The town will grant a waiver for phasing due to the integrated storm water basins

Mr. Zimmerman: when will the board review the HOA language

Mr. Mitchell: HOA language is in the works and the board will have a chance to review

1. Motion: To table the March 15, 2010 Public Hearing for Arrowwood Meadows Subdivision, LLC to resume April 19, 2010 by: **Mr. Paska**

Second to Motion: Mr. Barden

Roll Call: 6 Ayes, 0 Abstained

Absent: Mr. Field, Mr. Bergman

Motion Carried.

4. DMMH Corporation – YMCA Route 9 Site Plan Review-Public Hearing

Greg Hewlett, with Ethan Hall from Ruzinski-Hall Architects' reviewing the proposed YMCA agreement. In the Audience is Bryon Bear the new Y director and staff to answer any questions. The lease is on the former Moore Lumber location, a 7.28-acre Route 9 parcel. The lease site is 1.78 acres in the front of the parcel with Route 9 access. A demolition permit secured to remove the loading dock the remaining cement removed soon. The Storm water management system refined from the catch basin dry well to a catch basin plastic half drum infiltration system in gravel. The infiltrators will be underneath the paving. Grating and sloping is now indicated and a new sewage disposal out back. Mike Shaw from Board of Health referred all issues to Joe Patrick and the Town of Moreau. A boundary line adjustment needed between the two properties owned by Dave Rogge. Mr. Patrick requested showing 100 % of replacement of the tile field, placed on the other side of the fence. Snow storage removal indicated in the rear on the drawing. One way Signage mounted on the light fixture, decreased the size of the curb cut on Route 9.

Chairman Jensen: opened the Public Hearing by setting the ground rules to maintain decorum of the hearing

Mr. Reed Antis: how will peak traffic effect route 9

Mr. Hall: the impact is minor, a maximum of 20 cars additional in peak hours

Mr. Osborne: requested a left arrow to show flow north, what plans for west wall are and drainage from roof

Mr. Hall: the west wall finished in the same EIFS on the outside of the Gym. The EIFS with insulation on the outside of the Gym and metal studs insulating on the remaining inside portion of the building. No modifications made to drainage from the roof.

Mr. Zimmerman: the municipal wastewater sewage plan

Mr. Hall: the current septic sized to handle the building the intent flow to effluent pump chamber when municipal sewage becomes available pipe to the new system the same infrastructure will remain in place.

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Mr. Arnold: questioned the setbacks in regards to the septic

Mr. Hall: 10 feet is required. The existing signage I-beam poles to utilize signage creating a planter base.

Mr. Bear: a monument sign would create less visibility, prefer using the existing I-beam

Mr. Patrick: presented a letter from Gary Robinson the Town engineering consultant, in regards to the Health Department the septic system agreed upon by the town's consultant. Additional parking meets compliance using portions in the back not utilize.

Mr. Robinson: found no issues with the storm water.

Chairman Jensen: began review of the Full Environmental Assessment Form (SEQR)

- A. Site Description: 1.) Commercial, 2.) 7.28 acres, 3.) A 100%, B N/A, 4.) N, 5.) 35' 100%, 6-7.) N, 8. 35', 9-14.) N, 15.) None, 16.) N, 17.) A & B N, 18-20.) N
- B. Project Description: 1.) 7.28 acres, 1.f. 125 parking spaces, 2.) None, 3.) N/A, 4.) None, 5.) N, 6.) 12 months, 7.)N/A, 8.) N, 9.) 10.-12.) N, 13.) Y sewage, 14.) N, 15.) N, 16.) Y solid waste 1 ton per month, 17-21.) N, 22.) N/A, 23.) 1350 gallons, 24.) N, 25.) N DOH referred to Town
- C. Zoning and Planning: 1.) Y, zoning approved by planning board 2.) Commercial, 3.) 40% of 7.28 acres max development, 4.) C-1 Commercial, 5.) 40%, 6.) Y as commercial, 7.) commercial w/residential, 8.) Y, 9.) N/A, 10-12.) N,

Part 2 Projects Impacts: 1-20.) N

Chairman Jensen polled the board and the public of any environmental concerns not addressed before moving forward – none stated Public Hearing closed 8:56pm

1. Motion: To declare a negative declaration on the Full Environmental Assessment for YMCA Route 9: by: **Mr. Arnold**

Second to Motion: Mr. Paska

Roll Call: Mr. Osborne Y, Chris Barden Y, John R. Arnold Y, Mr. Paska Y, Ronald Zimmerman, Y
Chairman Jensen Y

Absent: Mr. Field, Mr. Bergman

Motion Carried.

2. Motion: To grant Site Plan Approval to YMCA Route 9, with the following conditions: placement of Left turn arrow and Right turn arrow painted and Parking totals compliant with Town Code; by **Mr. Osborne**

Second to Motion: Mr. Arnold

Roll Call: Mr. Osborne Y, Chris Barden Y, John R. Arnold Y, Mr. Paska Y, Ronald Zimmerman, Y
Chairman Jensen Y

Absent: Mr. Field, Mr. Bergman

Motion Carried.

3. Motion: Once the Town engineer signs off, to have the Chairman and one other member of the Planning Board sign the Mylar when presented for YMCA Rout 9, by: **Mr. Arnold**

Second to Motion: Mr. Osborne

Roll Call: 6 Ayes, 0 Abstained

Absent: Mr. Field, Mr. Bergman

Motion Carried.

Mylar sign off must be before permits

Mr. Patrick presented the board with a list of invasive species/recommended species compiled by the Towns Conservation Advisory Committee. The Town Board did not pass as a resolution however requests the board give the list consideration.

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

Second to Motion: Mr. Osborne

Roll Call: 6 Ayes, 0 Abstained

Absent: Mr. Field, Mr. Bergman

Motion Carried.

Respectively Submitted, Signature on file

Cherie A Kory 3/21/10