

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 May 18, 2009

## Planning Board Regular Meeting

May 18, 2009

**Attending Board Members:** Chairman, G. Peter Jensen  
James Edwards, Ronald Zimmerman, John R. Arnold, Thomas Field, Ronald Caulin,  
Recording Secretary: Cherie Kory  
**Absent Board Members:** Gary L. Dickenson

**Others Present:** Building Inspector: Joseph Patricke, Town Attorney: Martin Auffredou, Channel 9 News

Chairman Jensen called the meeting to order at 7pm.

- 1. Motion:** To approve the April 20, 2009 Planning Board minutes as Amended, by: **Mr. Zimmerman**  
**Second to Motion:** Mr. Caulin

**Discussion/Corrections:**

Page 1272 Omit "has" replace with "was" omit SEQR replace with "finding statement for"  
Page 1272 Omit "original" and "as is" next sentence

**Roll Call:** 4 Ayes 1 Abstained, Mr. Edwards

**Absent:** John Arnold arrived after motion to approve, Gary L. Dickenson

**Motion Carried.**

**\*NOTE: Audio recording not available for May 18, 2009 Meeting minutes are from recording secretary's notes\***

## AGENDA

### 1. Thousand Oaks Subdivision Preliminary Plat Review

**Trent Martin** representing Tom Kubricky for route 9 Industrial Park in Gansevoort located just south of Exit 17. Mr. Martin is here tonight for roads, draining and right of ways. No lot lines to date, uncertain of the need at this time. Current standard on the map is listed as 1-acre build outs for this zone. Kubricky completed a Sketch Plan application in 2005, Mr. Patricke agreed to take out the plot lines, with very little modifications.

**Mr. Edwards:** Is this a subdivision or road project?

**Mr. Patricke:** there was no approval on Sketch Plan. This is an Industrial park not dividing lots on a parcel that may not fit the needs. Typically, there is site plan, storm water review and then roads once the lots are sold the potential occupant would come back for individual lots.

**Mr. Field:** it is conceivable there could be one owner or 26 then proceed with subdivision review, as lots are needed

**Mr. Patricke:** storm water and SEQR are reviewed on entire project

**Mr. Zimmerman:** Individual storm water

**Chairman Jensen:** each tenant for review

**Mr. Patricke:** No code prohibiting

**Mr. Field:** questioned the Heliport is there still 4 lots to the north

**Mr. Martin:** three lots now combined one...27 +/- acres

**Mr. Edwards:** questioned road dedication issues

**Mr. Patricke:** no resolved 5/12/09

**Mr. Edwards:** to Town standards?

**Mr. Field:** send to Town engineer for review

**Mr. Patricke:** the board will decide if it should be working with Travis Mitchell

**Mr. Martin:** the concept is in good shape

**Mr. Edwards:** questioned lighting the roads

**Mr. Martin:** five planned to match existing

**Mr. Zimmerman:** questioned SEQR...storm water permit and endangered species in accordance with DEC

**Mr. Martin:** it is in place from 2004

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**Mr. Caulin:** 2004 is no longer adequate; applicant must supply the findings from a botanist

**Mr. Patricke:** agrees the advice from Mr. Auffredou, applicant gain clearance from botanist before entering SEQR

**Mr. Arnold:** this is for Industrial Park roads

**Mr. Martin:** Site Plan for road construction

**Mr. Arnold:** questioned southeast storm water for road only, each tenant is responsible for own storm water plan

**Mr. Martin:** correct

**Mr. Patricke:** Likely, not all 26 lots will be sold at once

**Mr. Arnold:** concerned normally review all storm water apprehension over 60' slope

**Chairman Jensen:** take it to the consultants

**Mr. Patricke:** Traffic...the potential 26 lots may not be an impact due to site distances. SEQR will require Traffic study

**Mr. Edwards:** the sight distances from the left should be revisited referred to as "Dukes Way"

**Chairman Jensen:** request the engineer to review the traffic and endangered species

**Mr. Martin:** indicated the project would be ready for Public Hearing at the next regular Planning Board meeting

**Mr. Patricke:** the board would need the engineering comments on traffic and endangered species in 2 weeks

**1. Motion:** To hold a Public Hearing June 15, 2009 at the next regular Planning Board meeting for Thousand Oaks Subdivision on Phase II, by: **Mr. Field**

**Second to Motion:** Mr. Arnold

**Roll Call:** 6 Ayes 0 Abstained,

**Absent:** Gary L. Dickenson

**Motion Carried.**

## **2. Pilot Travel Center**

### **Sketch Plan Review - Discussion**

**Gary Robinson**, engineer, & Catherine Adkins, senior project manager, representing Pilot Travel Center for a pre-application meeting looking for recommendations from the Board to ensure the project is on the right path with a sketch level plan. Currently the property is a miniature golf and driving range just north of exit 17N on the west side of route 9. Five parcels in the outline are Zoned commercial. The travel center would service local and trucking traffic traveling on I87. The visual plan outlined designated tractor-trailer entrance/exit off route 9 with parking/fueling (diesel) in the back exiting on to Spier Falls road and designated entrance/exit off route 9 for cars/pickup trucks parking/fueling (gasoline) canopy to the front. Ms. Adkins presented the Board with a packet representing a similar Travel Center located in Knoxville, TN. The restaurant operation will most likely be a McDonald's with drive-thru, a convenient store offering coffee/soda bar, showers, and game room, ATM and laundry facilities. The facility will hook up to water and sewer districts as the Town of Moreau progresses on municipal services, if not on site disposal using typical grease pits, septic tanks using DEC testing requirements. To date still collecting storm water data to treat using ponds etc to meet both the Town and DEC standards for waste disposal. Endangered Species & wet lands will be addressed with the Town. The Traffic study for Dunkin Donuts will not apply here. Pilot is looking to break ground in 2010.

**Mr. Patricke:** indicated DOT is working with a planner from Schenectady to address the traffic issues currently surrounding the area (i.e. four to one, one to one, traffic light at Spier Falls road, off ramp to Spier Falls road)

**Mr. Caulin:** inquired about curb cuts to exit onto Spier Falls road

**Mr. Robinson:** yes with a permit from Saratoga County in place

**Mr. Field:** concern... northwest corner road frontage

**Mr. Robinson:** believes there is enough to bank for one pass

**Mr. Arnold:** that driveway exits at Gilligan's...possible site line issues off Spier Falls road

**Mr. Robinson:** this entrance/exit would be the same as front fueling

**Mr. Zimmerman:** questioned...one way in

**Mr. Edwards:** very concerned for the need to put a scoping document in place with the Town consultants before moving to far ahead

**Mr. Robinson:** would like to get traffic counts before school lets out

**Mr. Field:** question future site access...any plans

**Chairman Jensen:** the 1000' between entrance/exit not met

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**Mr. Robinson:** the intensions are to keep autos separate from the tractor-trailers with 100' between them

**Mr. Arnold:** what will be the signage prohibiting cars in...something similar to a thruway split

**Mr. Robinson:** have not looked at that possibility down the middle

**Mr. Arnold:** questioned hook ups for the trucking side

**Ms. Adkins:** No the idea is to get them in and out

**Mr. Arnold:** questioned tractor trailers having one way in and one way out

**Ms. Adkins:** will request two way

**Mr. Caulin:** will the large parking lot in the back allow for overnight parking what is the purpose

**Ms. Adkins:** no will not allow...the average stop is 45 minutes to rest, shower, fuel

**Mr. Caulin:** questioned the required rest time for a driver

**Ms. Adkins:** 10 hours

**Mr. Caulin:** questioned pedestrian hazards to access to restaurant, convenient store and fueling

**Ms. Adkins:** autos only in that front access...will provide 52 parking spaces only required to have 14 spaces

**Mr. Robinson:** noted the parking located on the east side

**Mr. Arnold:** questioned a road for future site access

**Ms. Adkins:** currently no contracts, no plan to develop the excess property, the plan is to develop 10 acres. Possibilities of leasing, selling, the additional is unique and there has been no consideration to date

**Mr. Zimmerman:** questioned the elevation is the artist rendition true...as an opinion what is the current understanding of the area generating truck/car trip flow

**Ms. Adkins:** basing the flow on gallons 400 tractor-trailers and 600 cars. There are current talks with DOT and their improvements to better the traffic flow...cut to east is wider than shown will ask for full access to east

**Mr. Robinson:** question any problems with Valero

**Mr. Zimmerman:** Yes, a death occurred

**Mr. Arnold:** a traffic light will stop southbound traffic creating a back up

**Mr. Field:** more is needed in the plan for excess not being developed

**Ms. Adkins:** understands the need to show access to the excess property

**Mr. Field:** include full provisions

**Mr. Patricke:** will not accept... on private

**Mr. Field:** requesting provisions out lining access to the undeveloped property that otherwise would be land locked

**Ms. Adkins:** will look at in traffic study easement

**Mr. Field:** needs to be addressed as part of the planning process

**Ms. Adkins:** agreed will improve to keep safety at the forefront

**Mr. Arnold:** had an issue with access not dedicated roads

**Ms. Adkins:** will be reducing the existing that is twice the amount as proposed...if sight distance issues will make a one way and signage will dictate. The property is currently under contract; incorporating the talks with DOT would break ground in spring of 2010 approximately 11 months of construction

**Mr. Patricke:** requested a snow removal plan emphasizing "Plan"

**Ms. Adkins:** agreed to show plan and details

**Mr. Auffredou:** suggested special use C1 permit and approval from both boards for sales, fuel and repair

**Mr. Arnold:** questioned the role of Health Department

**Mr. Robinson:** restaurant is responsible... water supply and sewage, estimate 8000 gallons a day usage

**Mr. Zimmerman:** questioned managing waste on site...grease traps, oil and water separated

**Mr. Robinson:** there will be no car wash or service station

**Ms. Adkins:** Illumination will be part of the package

**Mr. Edwards:** traffic study to include existing

**Mr. Patricke:** reminded Mr. Robinson to anticipate SEQR meetings in the same month from both the planning and zoning board timing will be a factor

**RECAP:** 1. Traffic, 2. Illumination, 3. Snow removal plan, 4. Access to undeveloped for full use show in the plan scoping for assessment the worse case scenario, 5. Endangered species and a request to sketch with single exits

**Mr. Edwards:** emphasized the need to define a scope with consultants input...workshop

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**Chairman Jensen:** recommendation is to hold a public forum meeting June 15, 2009 at the next regular planning board meeting, having full input between the traffic consultants and the board.

**Chairman Jensen:** directed Mr. Patricke to set the date with the consultants

**1.Motion:** To adjourn Regular Planning Board meeting at 8:35 pm by: **Mr. Arnold,**

**Second to Motion:** Mr. Field

**Roll Call: 6 Ayes, 0 Abstained**

**Absent:** Gary L. Dickenson

**Motion Carried.**

Respectively Submitted, Signature on file

Cherie A Kory 5/24/09