

A meeting of the Town of Moreau Planning Board was held on May 21, 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
David Paska	Planning Board Member
Ronald Zimmerman	Planning Board Member
Tricia Andrews	Secretary

Also Present: Stefanie DiLallo-Bitter, Attorney for the Town and Joe Patricke, Building Inspector.

Minutes of the April meeting were reviewed. No additions or corrections were noted. Mr. Paska motioned to accept the minutes as recorded and Mr. Arnold seconded. Motion carried unanimously.

Chairman Jensen: I would like to take the opportunity to thank Mr. Cerrone, as we had scheduled a public hearing for him and he has agreed to delay the start of that hearing for another matter. If you are here for Cerrone Builders and Key-lock Storage, we will get to that after we clear our agenda.

**#1- Moreau Village Center
The Buck Group
Planned Unit Development**

David Osher: Mr. Patricke has some documents for you, that was the plan, same thing the Town Board has. Rendering is not necessarily this; this is their typical, if you would. We'll walk you through this; this is what they want their PUD to look like. We have a long form EAF. My understanding is that tonight is a presentation of the project to the Board. The documents you are seeing tonight, I thought you would have seen before and this would have been an update. It's the same and includes the comments they made in our meeting last the 10th. We are asking the Planning Board to refer back to the Town Board at completion of the PUD. The second document you received is a rendering of the residential structures that is representative of the structure in the R-2 zone on the site, the residential component. From another project we own in the Town of Ballston, you will see on the Table of Contents as a reference what the PUD would look like. We wanted to present the project the way it was coming from the Town Board and talk about what we need to do in presenting it to the Planning Board and what you might be looking for.

Chairman Jensen: Pretend we don't know anything and walk us though what you are doing.

Mr. Osher: It's a 123 acre parcel, made up of 6 parcels. Or 5 depends how you look at tax map. We amassed the parcels and made it contiguous and gave it to a land planning engineer. This is highest and best use within our constraints as developer. What we ended up with, and it has changed a little, is 200 units for rent market rate housing on the South side of the property. Using the balance of the land for a commercial/retail development area. At this point in time, and I said it to Town Board, this is a first round brush for conversation to get to planning. We have been trying diligently to find potential retail tenants. This plan has changed since it was printed at 4:30. It will change the next time you see it. The quantities of retail and the mix will stay the same, just placement and product type within the development that changes. Adding in the front here to here was going to be retail and residential with market rate senior over retail on this side. On-going negotiation. This is going to be one parcel at this point instead of multiple. As I talk and plan, I go home, and it changes.

Chairman Jensen: Board, Questions.

Mr. Barden: That site has some well documented environmental issues, has it been remediated?

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Mr. Osher: Yes, I have letters from DEC regarding cleanup, on EAF it is not checked as a dump site, it was a clean-up site, different classification.

Mr. Arnold: I see one access point on Route 9 and 197 and one that wants to access Route 9.

Mr. Osher: It will, the surveys aren't jiving and we've had to force it a little, the back property line is on the other side of the Northway and we know it's not. That's why there's a lot of +/- in the documents.

Mr. Arnold: But it does meet Route 9?

Mr. Osher: It does.

Mr. Paska: Where does the road at the top go?

Mr. Osher: To Butler Road, as long as they're no issues with National Grid it will be residential right of way, or else utility access only.

Mr. Arnold: It might be nice to untie that road that goes onto Butler.

Mr. Osher: We are only showing it tied for emergency access, it's another means of egress, I would not have a problem not connecting it or making a dirt road with a crash gate, but I assumed they'd need that access in emergency.

Mr. Barden: Traffic, etc.?

Mr. Osher: Part of the PUD.

Mr. Zimmerman: That parcel, is that Aqua -Wood Pools?

Mr. Osher: Yes it is.

Mr. Patricke: Did you say that's a residential only road?

Mr. Osher: It may have to be.

Mr. Patricke: Non-commercial trucks?

Mr. Osher: Non-commercial and cars.

Mr. Patricke: People can drive in and out if they are seeing a doctor or something in there?

Mr. Arnold: General traffic flow?

Mr. Osher: As long as the traffic study reports that road can handle it, that's the plan.

Mr. Arnold: I see no sense in not having that road connect there.

Mr. Paska: The 200 apartments are divided by 5?

Mr. Osher: Approx the same size but 56, 42, 48 etc. unit buildings.

Mr. Arnold: Total of 200?

Mr. Osher: Plus 96 on this parcel. 296, density calculations are on the last page. That's why they are designated as different parcel.

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Chairman Jensen: Board, we have some reading to do.

Mr. Arnold: The bottom floor of these apartments?

Mr. Osher: Parking structure.

Mr. Arnold: Are they tall?

Mr. Osher: 60 feet to the highest gable, we have had it down to 56.

Mr. Arnold: Is there a reason why the first floor is parking is above ground?

Mr. Osher: It is cost prohibitive to put it underground.

Mr. Arnold: What's the costs change?

Mr. Osher: The columns across the front and the bottom are concrete with spando-panel steel stud framed wall. Underground would be a 12 inch thick poured concrete wall and we would have to go vertical with all our ventilation, HVAC costs would be extraordinary.

Mr. Zimmerman: Any more details on how it might be phased? The narrative says 5-7 years and residential first.

Mr. Osher: At this point in time, and I told the Town Board, The Buck Group can commit to fund and build the 200 units, we are willing to finance and fund the sewer line, I don't control what happens with the commercial, so I can't commit to funding or financing any other part of it until I have a contract in hand. But with PUD approval I can build the residential and septic line, but when I have that I can get 4-5 tenants in no time and be in a rush.

Mr. Osborne: You do want a PUD and not a PDD.

Mr. Osher: Yes PUD.

Mr. Osborne: I just want to be sure; I talked to the Town Board about this.

Mr. Osher: We do own a parcel back by Exit 17 that we will develop if this goes.

Mr. Barden: Does sewer go all the way to Exit 17?

Mr. Osher: Depends how it goes with NY and the help they can offer, but if the State doesn't help we will do 2.8 million and the balance goes from us to Exit 17. I don't see a problem, the County is pretty confident in our application.

Mr. Osborne: What's the third building up?

Mr. Osher: Clubhouse.

Mr. Osborne: This storm water is a sketch, not running numbers.

Mr. Osher: The soil conditions are a guess, can't confirm yet but there are extraordinary storage measures on site. We plan to reclaim that. Underground storage, gray water uses, etc. environmental.

Mr. Arnold: Restaurant pad, that's a lot of parking.

Mr. Osher: It meets the requirements as written, but I agree with you, your Code requires a lot for retail.

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Mr. Arnold: 54 by the rest and another 100 on the other parcel.

Mr. Osher: Mixed use, we have to share parking.

Mr. Arnold: 215 spaces, who is sharing what?

Mr. Osher: For this building, this, and over flow from these two. We have less than what the Town required for this retail but 3000 spaces, if we were to draw what the town requires it would be a sea of parking.

Mr. Paska: Since you are doing the residential first, what roads go in, and what if the commercial never gets built?

Mr. Osher: This one would go all the way through.

Mr. Paska: Not the one at 197?

Mr. Osher: As soon as I close, I have to do something with this, but I can't tell you yet.

Mr. Paska: If this is the only entrance we get. We finally got a light at Spier Falls. If there's not going to be a light there you are setting up a situation. Southern access point.

Mr. Osher: There's only our T, but if DOT requires it, we will put a light there. If it's the only road we put in, our development will not generate enough traffic to warrant a light. It requires a turn lane at this one, but not there. Just a stop sign.

Mr. Paska: That's a tough left hand turn.

Mr. Osher: Not arguing, just don't know.

Mr. Arnold: But when you put residential in, you are not connecting to 197 at that time?

Mr. Osher: We plan on doing this intersection because I have to buy the land. When I get PUD I have to buy, and I have things I have to do to get to a subdivision and I have to create it and put in a road that I can deed to the Town.

Mr. Arnold: And it will connect to the apartments that you are definitely building.

Mr. Osher: Initially, I may or may not. I know that it's our plan that this hotel will be owned by us.

Mr. Zimmerman: You will maintain the streets and infrastructure?

Mr. Osher: These pods that we are creating, inside the 60 ft Town right of way would be owned by the property owner, inside would be owned by the Town.

Mr. Arnold: I don't care what the DOT tells you, you do not turn left out of there in traffic. We want the road in over to the light.

Mr. Osher: Our engineer said the same thing.

Mr. Arnold: That's the most practical access point, that's the one that makes sense.

Mr. Osher: We consider doing it because of the way we have the sewer planned right now, but if we do extend to Exit 17 this is the end of the design point. If I go, I have 2 points where I connect, if not...

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Mr. Arnold: I'm not an engineer, but it seems practical that the sewer would go all the way down Route 9 and line up with them. I am assuming it costs more to run along highway?

Mr. Osher: I am not the engineer either, that's what they are telling me, the next design point is down the road quite a bit, the easiest place to break if off.

Chairman Jensen: If the project goes ahead, we as a Board will turn around and have to submit to our consultants for review and input.

Mr. Osher: I am waiting for the bill.

Mr. Patricke: As far as the design of the road, etc, the details of our code will change some of that. I don't believe a 165 ft. wide cul de sac will ever happen.

Chairman Jensen: Consultants, emergency services, schools and everybody.

Mr. Osher: We'll be one step ahead of you; I don't want to ask for forgiveness.

Mr. Osborne: Can we get larger drawings?

Mr. Osher: There's a water and sewer plan, Joe and I are working thru design issues, SEDC last week and County this week. I can send those drawings; I don't know how useful they will be when we move on.

Mr. Patricke: What County meeting?

Mr. Osher: Regarding the sewer line, gravity vs. low pressure forced main and we are looking at low pressure and the County has to sign off on our system.

Mr. Patricke: Why?

Mr. Osher: Saratoga County sewer...

Mr. Patricke: Nope, we pump it to Glens Falls.

Mr. Osher: Perhaps I am wrong. I talked to Tim. Same scenario, water resources tech engineer on flow rates and technologies.

Mr. Arnold: Saratoga County tie-in will cost you a bit more.

Mr. Osher: Still got to go through some engineers. I don't want to put drawing out until it does, I wouldn't give you what I had.

Mr. Patricke: We have a contract and an engineer who will get involved before Glens Falls does.

Mr. Osher: All I have is a line drawing; I need to talk to Tim because I believe it's been designed.

Mr. Arnold: Some of the lines don't line up, maybe it's a computer issues, you have this commercial pad that points to a parking lot worth of the grocery store. The line that goes south of the grocery store, where does that go?

Mr. Osher: That line for the note should go down there.

Mr. Patricke: Back to Keith's question, can we get larger drawings?

Mr. Osborne: 24 by 36 would be fine?

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Mr. Osher: Color?

Mr. Osborne: Maybe. These are just not clear, it's too small.

Mr. Osher: How many?

Mr. Patricke: 10.

Mr. Osher: Sometimes shrinking them, they don't scale in pdf.

Atty. Dilallo-Bitter: Put dates on any revisions. This one says Jan 27th.

Mr. Zimmerman: There was conversation at the Town Board about need for EIS for this, where's that?

Mr. Osher: My understanding is that it's a result of lead agency and an adverse effect finding. As a result of this, Lead Agency makes that determination.

Chairman Jensen: It's premature now, until we or someone gets into it.

Mr. Osborne: Coordinated review, you have blocked them off but not listed them what required for review.

Mr. Osher: I am not clear on who has to look at it. For one thing I don't have a survey with exact acreage on it yet.

Chairman Jensen: We have to consult counsel, but we don't have authority for the PUD so Lead Agency status would be Town Board's.

Attorney Dilallo-Bitter: That's correct, this is a recommendation.

Mr. Osher: When we are done with you, EAF will be done before we go to Town Board. I don't have all the information available.

Chairman Jensen: Board, anything further?

Mr. Zimmerman: In terms of theme or feel, is it closest to this drawing?

Mr. Osher: Colors may change but within those tones, stone is a given, siding textures may change.

Mr. Osborne: Is there a local facsimile or building of this design erected already?

Mr. Osher: I can show you examples, but nothing around here built.

Mr. Osborne: That first floor is odd to me, not architecturally pleasing. For what it's worth.

Chairman Jensen: We've had not a lot of time to look at this and I can't see it, but how far is this building from Route 9?

Mr. Osher: About 360 feet, maybe 400. Minimum of 50-ft. around the property.

Mr. Arnold: Visible from Route 9, top two stories.

Mr. Osher: Not if you're sitting in your car, it's that far away. We will do a visual impact study, fly balloons from multiple perspectives.

Chairman Jensen: Including from the Northway?

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Mr. Osher: Yes, but this impact on Northway is very minimal.

Mr. Arnold: Is the 3-story office building professional or corporate, or?

Mr. Osher: Combination, were negotiating, with a medical practice. 55-60,000 sq. ft. user.

Mr. Osborne: 96 are 55 and older?

Mr. Osher: That's who we market them to.

Mr. Osborne: Age in place?

Mr. Osher: They are not assisted living, independent.

Mr. Arnold: But it's a separate building.

Mr. Osher: Over top of retail.

Mr. Osborne: Retail on the ground level, no underground garages.

Mr. Osher: The 200 units will, the 96 won't. They are professional on the ground floor.

Mr. Osborne: I like the idea of residential.

Mr. Arnold: We've got lots of rooftops in this town. Is the senior a 5-story building?

Mr. Osher: Yes.

Mr. Arnold: Where do they park?

Mr. Osher: We can put them underground because the rental income is so much greater for the same area.

Mr. Osher: Why not do all retail on the ground floors?

Mr. Osher: Not enough demand for it. We had great research. There's no bad spot in Saratoga County to build apartments.

Mr. Arnold: It pays to put it under the 96.

Mr. Osher: Because of the retail. They are single use tenants that stay there for 25 years. Banks don't look at short term rentals the same way. They will invest in this because we have a great anchor and a great management company. Not in 70,000 sq ft retail with people whose leases are not bankable.

Mr. Osborne: Who manages?

Mr. Osher: Morgan Management in Rochester.

Chairman Jensen: Further questions of us?

Mr. Osher: No, I have homework to do and we are just at the beginning of this. We will gather information quickly, assuming this TOC works for the Town. We will start putting the package together.

Chairman Jensen: So we are looking for a submission 10 days prior to the meeting date.

Mr. Osher: I wasn't looking for responses tonight.

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Chairman Jensen: Thank you.

**#2 Key-Lock Storage and Office
Cerrone Builders
Public Hearing**

Chairman Jensen: Next item is Key-lock Storage, do we have one of those? Mr. Cerrone, thanks for relinquishing your time slot. We ask that the applicant briefly describe the project, so the public knows what to comment upon.

Dan Ryan, Vision Engineering. We did obtain a setback variance last week, required for this project and Special Use Permit as well. We are here today for site plan approval. The project proposed has not changed all that much, front lot of two parcels directly on Route 9, larger component behind a National Grid easement. On the front we proposed small office; back parcel will be utilized for the storage buildings. I will go through existing conditions. Test pits on site will do more. Good sandy soils, medium to coarse, well draining materials, water table is not shallow. National Grid power lines divide the property. We were proposing to relocate the easement; we are not going to relocate that now. Access easement is existing and will be main driveway to the back. Will raze improvements when we move, the front is vacant, existing driveway and utilities which will be removed, stripping to prepare. Debris in the woods quite a lot, we will disturb it all to clean it up.

Mr. Osborne: What kind of debris?

Mr. Ryan: Old truck beds and rotted out septic tanks, steel which we can recycle and refuse we will dispose of. Main dwelling is cleared; the clearing limits will be in the commercial district. We are R-2 and C-1. We are staying out of the R-2 area. 1.65 acres will be green, doing nothing there but storm water management. Steep embankment, top is denoted, none of that will be disturbed and we will avoid it by 10-20 feet. A couple of issues came up, neighbors' existing septic system, proposed to move it in compliance with Town ordinance, will work with Building Department. Look at drawing C-3. Divided into overall plan and blowup of proposed for detail. This plan in front of you though, was recently modified, we are flip-flopping the front, we had some concerns with how close we were developing to a neighbor so we are flip-flopping that and mirrored it so that concern is mitigated and we can use existing easement. Statistics and design are basically the same because the parcel is flat. Distance from neighbor to the North.

Mr. Osborne: This is not what you are planning, that is?

Mr. Ryan: Yes, this is the one we are doing.

Mr. Osborne: How does that affect your easement?

Mr. Ryan: Now we don't need to.

Mr. Arnold: Instead of 6 inches from a neighbor's garage we are 6 inches from a neighbor's porch?

Mr. Ryan: This neighbor was concerned about traffic, this one about septic, we want to be a good neighbor and this does fit in nicely but trying to get the driving lane in did pose a problem, they have different items they felt were important.

Chairman Jensen: Public hearing has 3 basic ground rules, invited to say something, please state your name, and be nice. Questions or comments.

Adele Kurtz, 11 Snow Lane: Are the documents available to the public? Are they here tonight? Do you have copies that the public could look at?

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Chairman Jensen: The documents are right there for review.

Ms. Kurtz: Can I review them?

Attorney Dilallo-Bitter: What we have here is on that board. He's describing it in detail.

Ms. Kurtz: Is it normally your process to put these online for the public to review so that the public can have informed questions?

Attorney Dilallo-Bitter: The mapping is difficult at this time, we do what we can.

Ms. Kurtz: None of the mapping is, but that's what he's submitted.

Attorney Dilallo-Bitter: What's reasonably practical is online.

Ms. Kurtz: Could you make these available on-line so the public can look at them?

Chairman Jensen: I don't know if the Town can.

Ms. Kurtz: They do that.

Mr. Patricke: We are making steps toward that.

Chairman Jensen: It is in the works.

Ms. Kurtz: An agenda on-line would be fantastic.

Mr. Osborne: I saw it today.

Ms. Kurtz: I didn't. It had public hearings at 7:00.

Attorney Dilallo-Bitter: I do have a question for Mr. Ryan. What's the oval by the office?

Mr. Ryan: Storm water, we keep track of it so we don't encroach upon it.

Attorney Dilallo-Bitter: Is there room now to give the neighbor more room?

Mr. Ryan: We have looked at it, but attempts to move the easement have been lengthy and difficult.

Mr. Patricke: How about out front for the storm water basin?

Mr. Ryan: Septic is there, we like 50 ft. separation.

Mr. Osborne: Landscape on previous plan?

Mr. Ryan: I do have one with me, that shows it.

Reed Antis, 11 Paris: South property has their septic on your project?

Mr. Ryan: Correct. We weren't aware until they came in.

Mr. Antis: Leach field?

Mr. Ryan: Yes, and we are installing a compliant system on both properties.

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Mr. Antis: The present leach filed will be relocated. When things got mirrored, North side is not road, South side is closer?

Mr. Ryan: Before the building was closer to South property owner, much greater distance for the building, but the driving lane is closer.

Attorney Dilallo-Bitter: Your building numbers changed from nine to six.

Mr. Ryan: We went up to 300 on the Special Use Permit. We have a footprint and the size of the units can change. We wanted leeway so that we could change the size of the units later, after we have done some research. We may want more 5 ft. units than 10. Just affords us flexibility.

Attorney Dilallo-Bitter: Is this phased?

Mr. Ryan: 1st the front two rows will be built and pads on third row, structures will be missing on third.

Mr. Osborne: Outdoor storage?

Mr. Ryan: No room, because of the driving lane, not aware of that being the game plan at this time.

Mr. Arnold: Last meeting I had concerns about Fire getting in, but I like the direct access better.

Mr. Ryan: I remember that discussion. This is more efficient.

Mr. Arnold: We are maintaining the retaining wall?

Mr. Ryan: That change is in there, we needed a grading easement in neighbor's property and he was out of town, we proposed the retaining wall long narrow, stone, just to help with grading situation.

Mr. Arnold: Fencing around storage units themselves?

Mr. Ryan: We are aware of extracurricular activities along the National Grid property, revised plan has a 50 ft return on both ends and fence across the entire front and trying to deter people going all around, and we could extend it.

Mr. Arnold: Not fencing on the right of way?

Mr. Ryan: Not across there, just the pavement.

Mr. Arnold: Back of property before easement, keypad gate?

Mr. Ryan: Behind the easement, light on a 16th pole, and the key-fob access.

Mr. Zimmerman: Has Garry looked at the plan and commented on it?

Mr. Robinson: We did look at it, I have a few, not insurmountable issues, I will talk to Dan after, if you want to move forward, it can be on approval of engineering review. A couple of issues are that the test pits were done without a Town rep.

Mr. Ryan: We do plan on re-visiting that.

Mr. Robinson: ...and two filtration tests are required, SWPPP was a draft, standard boiler plate things missing, some issues we can take care of later.

Mr. Osborne: Total amount cleared?

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Mr. Ryan: Four acres.

Chairman Jensen: EAF read into record. Part A 1-6 no comments from Board.

Chairman Jensen: Depth to bedrock NA- can't find it?

Mr. Ryan: We went down to 15ft. and I am not aware of any in the area.

Chairman Jensen: "In excess of 15 ft." would be appropriate.

Mr. Ryan: Yes.

7-10 no comments

11-16

Mr. Ryan: We did have Deb Roberts verify that endangered species report.

Chairman Jensen: We have that.

17-20

Mr. Ryan: we will be replacing on-site utilities for domestic and safety use.

Chairman Jensen: So 17b is a no. I believe I heard you say that there is a steel to collect.

Mr. Ryan: Surface rubbish, we dug test pits to see if anything was buried, there are remnants, but it wasn't purposely used for disposal of solid waste.

Part B, 1-4

How did we get a one-family in the office?

Mr. Ryan: Initially there is one.

Chairman Jensen: It's to be removed. You are not proposing any.

Mr. Ryan: Should be zero.

5-11

Chairman Jensen: Months to completion?

Mr. Ryan: Put 12.

Mr. Arnold: What are the 3 permanent jobs?

Mr. Ryan: Permanent handling business matters.

12-16

No comments

17-24

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No comments

25

No comments

Part C 1-9

No comments

10-12

Mr. Barden: I believe the traffic response should be no.

Part 2

1. Physical change: Yes, Slight to moderate.

Mr. Osborne: More than one year.

2. No

3. No.

4. No.

5. No.

6. Yes, no triggers.

Mr. Arnold: I think that's marked wrong.

Chairman Jensen: 6 should be a no?

Yes.

7. No, 8. No. 9, No. 10.

No

Mr. Osborne: SHPO Dan?

Mr. Ryan: Deb Roberts, but no response from the archaeological. I will double check while you finish up.

Mr. Arnold: Did you find that letter?

Mr. Ryan: Not yet.

Mr. Patricke: I don't believe we have it.

Mr. Ryan: There were two or three letters I want to make sure it's not included. I don't have anything with me in regard to SHPO.

Mr. Patricke: You have to wait.

Chairman Jensen: We have an item outstanding; does counsel agree that we have to wait?

Attorney Dilallo-Bitter: Because you went with long form, you are put in that position.

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Chairman Jensen: Is anyone aware of any environmental concerns with this site? Since we have an open item we have to table.

Mr. Osborne: Motion to table Cerrone Builders to June 18th, 7:00 pm.

Mr. Barden: Second.

Motion passed unanimously.

Chairman Jensen: Mr. Ryan, your homework is to come up with a letter.

Mr. Ryan: I'm on it. I am pretty sure it exists in email or my files.

Attorney Dilallo-Bitter: Can you put that easement on your final site plan like on your survey?

Mr. Ryan: It is not on the proposed but it is on the final, I can put it on.

Attorney Dilallo-Bitter: Thanks.

Mr. Ryan: We'll just work on permits while we wait.

**#3 Roccia Enterprises, LLC
Kost-IT Consulting**

Chairman Jensen: Roccia Enterprises has not submitted their paper work, motion to table?

Mr. Arnold motioned to table Roccia Enterprises.

Mr. Patricke: They turned it in, but it was Friday, a couple weeks late.

Mr. Arnold: Could we schedule the public hearing for June?

Mr. Patricke: He completed and turned it in; I hope it's enough for the public hearing.

Chairman Jensen: We're just tabling this evening's public hearing.

Mr. Osborne: Second.

Motioned passed unanimously.

**#4 Harrison Ave. Self Storage
Robert Perkins Jr.
Site Plan Review**

Jeff Davis representing Harrison Ave. Self Storage: Everyone has the same drawing I have here. We are looking for a variance of the way we do things, we have an original from 3 years ago a Phase Two of ten additional buildings, we aren't ready to do, we would like to put in outside storage for RVs, boats, seasonal storage, no changes to the property. We have a gate off the main road we would use for access to this area, locked gate.

Chairman Jensen: Seasonal storage of boats, RV's.

Mr. Barden: I wasn't here in '09 seeing this for the first time, this is the only change?

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Mr. Osborne: You have ten buildings you could put in at any time. Land is cleared?

Mr. Patricke: Was all on the original site plan.

Mr. Arnold: Access off of main road, no road proposed. Infrastructure is not in for ten planned buildings.

Mr. Davis: Just a gravel road from here down into the storage.

Mr. Osborne: What do the buffers look like? Is there residential around it?

Mr. Davis: To the West. East is wooded all the way down to Bluebird Road.

Mr. Arnold: Security fence around the initial 9, will you fence the rest?

Mr. Davis: Not going to do that now, no.

Mr. Osborne: Fence goes right through those five units.

Mr. Davis: They aren't there now. If we put them up, we will move the fence.

Mr. Osborne: Bear with me. Pads are not poured?

Mr. Davis: No, nothing has been done.

Mr. Arnold: Original plan, I don't have. When we did storm water did we consider the back to be graveled at that time?

Mr. Davis: No, we didn't.

Mr. Arnold: Calculations were good and we passed it, does it include that being gravel?

Bob Perkins: I think the storm water drain goes all the way back there.

Mr. Patricke: I don't know without looking at the SWPPP.

Mr. Arnold: It's probably not an issue until you put in the second phase. I would be remiss to allow gravel in there without noting that would require changes in the future because you are doubling the volume there.

Mr. Robinson: The rule is one acre disturbance, you need a SWPPP. I don't know if they did one before.

Mr. Arnold: The whole area in the back was cleared. We didn't take into account gravel.

Mr. Robinson: Clearing is disturbance no matter what you put on it. It will make a difference for storm water management.

Mr. Arnold: Did we consider the potential of that when we did it, or did we consider that open grassland?

Mr. Patricke: Gravel is permeable, what's going to change?

Chairman Jensen: A SWPPP would be required if it's greater than 1 acre?

Mr. Arnold: It's already disturbed, but I don't consider it the same perc.

A meeting of the Town of Moreau Planning Board was held on May 21, 2012 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

Mr. Zimmerman: Traffic over a gravel surface will make it less permeable.

Mr. Osborne: DEC doesn't recognize it as permeable either.

Mr. Robinson: If it's not one acre, you can have him to some management, but he doesn't need a SPDES permit. It can still be of interest to you.

Mr. Patricke: It looks like more than an acre, without checking this scale it looks close to two.

Mr. Osborne: You'd need to update the SWPPP.

Mr. Robinson: Did you have permit before? In '09, it was the same guidelines, you needed a permit, and do you know if you did?

Mr. Patricke: We did.

Mr. Arnold: And we included that build-out in the plan in '09. Maybe it's not setup to do both.

Mr. Robinson: SWPP changes, you go and do things and develop it's a changing doc, it needs updating.

Mr. Arnold: If it were "instead of," that would be different.

Mr. Patricke: So you are asking us to update the plan?

Mr. Arnold: It might not change anything, so just look.

Chairman Jensen: I think you can get an idea of what we are looking for. I am going to ask the Board, do we have a motion to assume lead agency?

Mr. Zimmerman: So moved

Mr. Osborne: Second.

Motioned passed unanimously.

Mr. Arnold: Move to ask for Short EAF on proposed change.

Mr. Barden: Second.

Motioned passed unanimously.

Chairman Jensen: Do you think these folks will have their stuff done for the June meeting?

Mr. Patricke: Do we need anything else? You want it by the 8th?

Mr. Arnold: Draw the proposed road and access point on the map.

Chairman Jensen: Can you meet the deadline?

Mr. Patricke: Yes.

Mr. Osborne: Motion to review the Harrison Avenue Self Storage project public hearing on June 18th at 7:30.

A meeting of the Town of Moreau Planning Board was held on May 21, 2012 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

Mr. Zimmerman: Second.

Mr. Barden: Do we have to have a public hearing for that change?

Chairman Jensen: You moved for it.

Mr. Arnold: I don't think it's a substantial change. I just want to make sure that the storm water plan is adequate.

Chairman Jensen: For site plan review it's is not required, it's your prerogative.

Motioned passed unanimously.

Chairman Jensen: Any questions of us?

Mr. Davis: No, thanks.

Chairman Jensen: Mr. Patricke, anything else?

Mr. Patricke: I just have to make some copies.

Mr. Bergman motioned to adjourn the meeting at 8:56 p.m. and Mr. Arnold seconded. Motion passed unanimously.

Respectfully Submitted,

Tricia S. Andrews
Secretary