

A meeting of the Town of Moreau Planning Board was held on September 17, 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:

Peter Jensen	Chairman
Keith Osborne	Planning Board Member
Chris Barden	Planning Board Member
John Arnold	Planning Board Member
Dave Paska	Planning Board Member
Erik Bergman	Planning Board Member
Ron Zimmerman	Planning Board Member

Also Present: Linda Riggi, Alternate Planning Board Member

Absent: Tricia Andrews, Recording Secretary

Chairman Jensen called the meeting to order at 7:00 p.m. and asked that everyone review the minutes of the August 20, 2012 meeting. Mr. Arnold pointed out that 10 inch parking spots are much too small and he actually said "feet." And it should be 10.5ft lower down as well.

Mr. Arnold motioned to accept the minutes as corrected and Mr. Osborne seconded. Motioned passed unanimously with Mr. Bergman and Mr. Zimmerman abstaining.

#1 Varmette Custom Services

Kevin Varmette

Site Plan Review

Mr. Varmette and Don Pidgeon appeared to present a drawing with additional notes regarding the distance from the proposed greenhouse to the highway and the visibility from I-87. The greenhouse will only be 10 feet tall. The highway sits down in a bit. Distance is 200 ft over. It is 16ft. by 50 ft. and a densely wooded forest.

Chairman Jensen: You are proposing a greenhouse, 16 by 15 this screened garage you moved down, is that existing or proposed? And the shed in the corner?

Mr. Pidgeon: If it doesn't say proposed, it exists.

Chairman Jensen: What's going on at the site now?

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Mr. Pidgeon: Nothing. Tiny buildings, less than 10 by 10 for the most part except for the garage which is for equipment storage. Then there are a couple little gardens out there. Some tomatoes and garden vegetables grown out there.

Mr. Varmette: It's nursery stock.

Chairman Jensen: Do you anticipate public access to this site?

Mr. Varmette: No, I'm not going to have any retail, I'm a landscaper and it's just a base of operations for me.

Chairman Jensen: Are you going to repair machinery, backhoes, trucks, etc.?

Mr. Varmette: I don't have any heavy equipment, just lawn mower repair, my own, not from the public.

Chairman Jensen: Do you have several of these?

Mr. Varmette: Yes.

Chairman Jensen: And you repair all of them?

Mr. Varmette: Yes.

Chairman Jensen: Where do you do that?

Mr. Varmette: In the garage.

Chairman Jensen: What's the floor like in the garage?

Mr. Varmette: Crushed stone. I don't have any fluids running out there.

Chairman Jensen: Oh, he doesn't spill fluids, that's unique.

Mr. Varmette: My job is to take care of the earth, not destroy it.

Chairman Jensen: Board, any questions?

Mr. Arnold: Is there any intention of cementing that garage floor?

Mr. Varmette: In the future I might, but with what the Buck Group's doing next door right now I am on hold with that. I don't foresee doing any concrete in the near future, but maybe.

Mr. Arnold: You have noted on this that there is a land use agreement notarized but not recorded. Are you in the process of going to the County with that?

Mr. Varmette: I have the paperwork and have had discussions with the County about it.

Mr. Osborne: Is it only one property that you're crossing? That makes it easier

Mr. Varmette: Yeah. If that sells, I'm going with it.

Mr. Pidgeon: We all know that's coming.

Mr. Arnold: I didn't know it.

Mr. Pidgeon: It's too much property to sit there vacant. I have heard it's getting a lot of looks.

Chairman Jensen: The reason that you're here, is it that you are proposing a greenhouse?

Mr. Pidgeon: He got a little jumpy before and built the garage without Joe's permission, and now Joe wants a Site Plan review.

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Mr. Varmette: Joe read me the riot act on that.

Mr. Pidgeon: And Mr. Varmette has promised never to do it again.

Mr. Arnold: Any shed over ten feet you have to permit.

Mr. Zimmerman: Any shed at all.

Mr. Arnold: Any shed. How much open space is there here, canopy, parking area?

Mr. Pidgeon: It's on there, it's 18,600 sq ft open area. He didn't really clear it, the forest was like that. The only thing he did was improve the road a little bit by usage.

Mr. Varmette: And the road was an old skidder road, and the other was there before the Northway was put in, the Northway split the farm in half, and I got the part that the State deeded back to the original owners.

Chairman Jensen: I have not heard if this has come back from County, or if it's even gone.

Mr. Pidgeon: It has not gone, hopefully this one can go, it shows that it's not going to stick up in the highway.

Mr. Arnold: Your expectation is that if someone buys this property next door, yours will sell too, you don't plan to tap into what's going on with that?

Mr. Varmette: I've got options, Dave Osher knows about me, but I have not heard from him since March or so.

Mr. Arnold: It changes the value of the property if you have deeded access because now you can sell the acreage to the Buck Group or whoever wants to develop it commercially.

Chairman Jensen: Further questions?

Mr. Zimmerman: So the frame garage is...

Mr. Pidgeon: What he built.

Mr. Zimmerman: And the greenhouse is...?

Mr. Pidgeon: What he plans, he hasn't started.

Mr. Zimmerman: Prior to that, what was there?

Mr. Pidgeon: Logging road, garage, one small shed and another real small one, this thing here is a tarp thrown over a pole.

Mr. Zimmerman: So it's not a change of use.

Mr. Pidgeon: He did drill a well out there. It's not used residentially or for retail or anything, just a place to put his equipment when he was having house problems.

Mr. Osborne: Is there electricity on the property?

Mr. Varmette: No.

Mr. Osborne: How does the well work then?

Mr. Varmette: I have a generator.

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Mrs. Varmette: We use it to water the gardens and flowers.

Mr. Arnold: Dimensions on the garage?

Mr. Bergman: What is the Town's usual stance on garage floors? Gravel is ok?

Mr. Varmette: 16 by 48.

Chairman Jensen: We look for oil spills, things like that. Existing ones have floor drains.

Mr. Pidgeon: He's nature boy himself, he's got the green thumb and wouldn't want a speck of oil in his ground.

Mr. Varmette: I don't want the fines, either. My machines are 10 horsepower and down, 3 quarts of oil at most.

Mr. Arnold: I think you are overlooking the potential as a retail location.

Mr. Pidgeon: That's what I keep telling him.

Mr. Zimmerman: What will it look like in the wintertime?

Mr. Varmette: I will probably just take the tarp down. The frame is aluminum, it's silver, if that's a problem I can just paint it black.

Mr. Pidgeon: There's a note on there that he will remove the poly outer shell in the off season

Chairman Jensen: Board, what do you want to do?

Mr. Osborne: Do we need to set a public hearing? Motion for Public Hearing for Varmette Custom Services Site Plan Review on Oct. 15th, 2012 at 7:00pm.

Mr. Bergman second. Roll call vote proceeded as follows: Mr. Osborne, Yes; Mr. Barden, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Paska, Yes; Mr. Zimmerman, Yes; Chairman Jensen, Yes.

Motion carried.

Chairman Jensen: We need to do a notification and a legal ad. Wordsmith what you are doing. Trying to conduct a landscaping business at this site?

Mrs. Varmette: It's more lawn care.

Mr. Arnold: You don't have a phone line out there, an office? You operate from your truck and your cell phone, right?

Mr. Varmette: Pretty much.

Chairman Jensen: I have what I need and I will talk to Mr. Patricke in the morning if he is in, but I don't know if the County will meet before we do. Any questions?

Mr. Osborne: Are you going to have composting on site, chipping, grass clippings?

Mr. Varmette: I might, I am not cutting a lot of grass now, but I might. I take the big stuff to Jacobie's.

Mr. Arnold: If you do compost you should consider bringing in some clay for a base. Otherwise every time you get rain the nutrients will leach away into the sand. Not that it's the worst thing that ever went into that sand.

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Chairman Jensen: Anything further? Thank you, see you next month.

Motion to adjourn was made by Mr. Zimmerman at 7:20 p.m. and seconded by Dave Paska. Motion passed unanimously.

Recorded with assistance from Linda Riggi.

Respectfully Submitted,

Tricia S. Andrews