

A Public Hearing of the Town Board of the Town of Moreau was held on February 11, 2020 in the Town of Moreau Municipal Building, 351 Reynolds Road, Moreau, New York for the purpose of hearing public comment on the proposed Local Law 2 of 2020

The Supervisor called the meeting to order at 6:45 p.m.

Town Board Members Present

John Hogan	Councilman
Kyle Hogan	Councilman
Gina LeClair	Councilwoman
John Donohue, Jr.	Councilman
Theodore T Kusnierz, Jr.	Councilman

Town Board Members Absent

None

Also present: Tammy Daley, Deputy Town Clerk; Karla Buettner, Attorney for the Town; Pete Olesheski, Recreation Leader; Kathleen Moore, Post Star Reporter; Town Residents: Dennis Davall, Gregory McCarty, Virginia Livsey, Bruce Flayer, Erin Trombley, Mike Smith, Wilbur Whitford, Jane McFarlane, Arthur Walter, Jim Czub; Town Resident and Planning Board Member Ronald Zimmerman.

The following Notice of Public Hearing was posted as a legal ad in the Post Star Newspaper on February 1, 2020.

**TOWN OF MOREAU
NOTICE OF PUBLIC HEARING
TO CONSIDER ADOPTION OF LOCAL LAW**

NOTICE IS HEREBY GIVEN pursuant to Section 20 of the Municipal Home Rule Law of the State of New York that a public hearing will be held by the Town Board of the Town of Moreau on February 11, 2020 at 6:30 p.m. at the Town Municipal Complex, located at 351 Reynolds Road, Moreau, New York for the purpose of considering the adoption of Local Law No. 2 of 2020. If adopted, Local Law No. 2 of 2020 would extend the moratorium created in Chapter 76 of the Moreau Town Code – Temporary Moratorium on Building Permits or Site Plan Review or Other Review of Multi-Family, Multiple-Family and Two-Family Dwelling Residential Projects Within the Town of Moreau. The extension continues the moratorium prohibiting the consideration of applications for building permits, site plan approvals, special use permits, or subdivision approval, or any other municipal approval for multi-family dwelling projects, multiple-family dwelling projects or two-family dwelling projects within the Town of Moreau for a period of one-hundred eighty (180) days from filing of this Law with the Department of State. This extension shall not apply to any Certificates of Occupancy for any and all construction pursuant to building permits issued prior to the date of the adoption of the Notice of Public Hearing or the issuance of any building permit for the renovation or repair of any lawfully existing structure otherwise covered by this local law. In addition, this extension shall not apply to any projects that have already obtained municipal approvals or are before the Planning or Zoning Board of Appeals or the Building Department requesting approval from the Town of Moreau as of the date of the Notice of Public Hearing, notwithstanding that a Certificate of Occupancy and/or Building Permit has not been issued. Written comments on Local Law No. 2 of

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2020 can be submitted to the Town Clerk up and through the time of the public hearing. A copy of proposed Local Law No. 2 of 2020 can be obtained at the Moreau Town Municipal Complex and on the Town's website.

Leeann M. McCabe
Town Clerk

Published: February 1, 2020

The Supervisor stated that he had received some correspondences on the Public Hearing. They will be given to the Town Clerk to be officially submitted to be a matter of record within the Public Hearing. These correspondences can be found at the end of this set of minutes.

The Supervisor asked if there was anyone that would like to comment.

Mike Smith who lives on West River Road was the first to speak. He stated that he just moved back into Town after being gone several years. He believes the moratorium should be extended. He suggested maybe charging a fee to the construction companies, to help with more roads to be able to accommodate the traffic.

Sam Walters lives a 21 Tanglewood Drive. He stated that there is a problem with traffic now too, especially along Route 9. He said the backups on the Northway are horrible at night. He stated that he is favor of the moratorium and wants the Town to think long term, not short term.

Virginia Livsey lives at 289 Burt Road. She supports the moratorium also. She stated that she wants the Board to consider all options. She thought that if developers build a subdivision, they should agree on leaving one end of it open. This would help with houses being so close to one another. She thought maybe the property could be maintained by the homeowners in the subdivision.

Greg Carta, 201 Reservoir Road, stated that he thought there was good and bad about the moratorium. He feels the apartment complexes bring in a lot of tax revenue, and the apartment complexes have brought us sewer.

Brigid Martin, 29 Marion Avenue in the Village of South Glens Falls, supports the moratorium. She feels there should be a balance between commercial, residential and public places. She stated that we need the jobs here before we support the people living here.

Ron Zimmerman, 327 Gansevoort Road, stated that he has been on the Planning Board since 2002. He strongly supports the moratorium. This gives the Town Board ample time to look at the development that has happened over many years and future developments.

Erin Trombley, 126 Lamplighter Acres, stated that she supports the moratorium. She feels that she doesn't hear enough planning for people that are low income. She stated 30% of the people can't afford \$900.00 a month rent. She would like the Board to take additional time and think about low income rentals.

Jane McFarlane, 55 Hatchery Road, stated that this moratorium includes duplex apartments also. This means if someone has a 5-acre parcel of land and wants to put a duplex on it, they can't. She stated that that she thinks they need to be more specific and maybe separate duplexes, apartment complexes, and multi-family apartments. She would also like to see the Board take the time and think about the roads and the impact on them.

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Wilbur Whitford, 347 Reynolds Road, stated that he is in support of the moratorium. He thinks the Town has too many apartment complexes and they are an eyesore.

The Supervisor asked if there were any other comments. There were no other comments.

With no objection from the Board, the Supervisor closed the Public Hearing at 7:15 p.m.

Respectfully submitted,

Tammy Daley
Deputy Town Clerk

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Dennis Davall
207 Main St
South Glens
Falls
NY 12803

I support the Moreau Town Board for implementing the moratorium on Multi-Family Dwellings. I encourage you to extend it. I feel the Town Board was apparently blindsided by Multi-Family Dwelling development. Perhaps laws to control this type of disorganized chaos were either inadequate, or did not exist.

I ask and encourage the Board do everything possible to prevent any future construction of Multi-Family Dwellings, in the Town of Moreau. WE HAVE MORE THAN ENOUGH..!!! we have MORE than our infrastructure can support..!

PLEASE CONSIDER THE FOLLOWING:

WATER: What happens in the future if we can no longer purchase water from an outside source..???

SCHOOL DENSITY: in this School district, we have one High school, one Middle school, and 4 elementary schools. All at, or near, capacity. Where will more students go..???

PROPERTY VALUES TO ADJACENT HOMEOWNERS: Do you want a Multi-Family Dwelling in your backyard..???

FIRST RESPONDERS;

Increasing pressure on them with every new Multi-Family Dwelling..

TAX REVENUE;

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Consider PER CAPITA tax revenue with Multi-Family Dwellings VS Single Family Homes.

GREEN SPACE:

The Town of Moreau supports the ;

SOUTHERN PALMERTOWN AREA COLLABORATION AGREEMENT

This organization protects trees. Developers clear cut acres , to build big block buildings.

TRAFFIC CONGESTION;

Contributing to heavy traffic congestion at EXIT 17, Route 9 , adjacent roads, and streets, are the following developments. It will only continue to get worse.

WITHIN THE TOWN OF MOREAU;

Midtown Apartments

Bluebird Village Apartments and Townhouses

Harrison Quarry Townhouses

Harrison Terrace

English Village Apartments

WITHIN THE GREATER HUDSON FALLS AREA;

Kingswood Village Apartments

Deer Run Apartments

Springbrook Apartments

The Oaks Townhouses

Waters Edge Senior Apartments

Our community is ALREADY faced with all of these issues. Immediate adverse impact of more Multi-Family Dwellings will be far reaching and irreversible.

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PLEASE, Town Board Members, STOP Multi-Family Dwellings AND encourage construction of Single Family homes.

Thank you, Dennis

From: Dennis Davall
Subject: Fwd: Apartment complexes
Date: Feb 11, 2020 at 5:21:24 PM
To: Terrie Davall

Sent from my iPhone

Begin forwarded message:

From: Robert Gates
Date: February 11, 2020 at PM EST
To:
Subject: Apartment complexes

I oppose any more Apartment complexes on the
Town Pf
Moreau.

RobertGat

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February 11, 2020

I AM IN FAVOR OF

EXTENDING THE MORATORIUM ON

MULTI-FAMILY DWELLINGS IN

THE TOWN OF MOREAU.

W. Cudge
15 SNOWBERY LANE
GANSEVOORT