

*The Town Board of the Town of Moreau held a workshop for Jacobie Park-Side Farms PUDD at the  
Moreau Municipal Building,  
351 Reynolds Road, Moreau, Saratoga County, New York, on the 1st day of July 2024.*

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The meeting was held in person. The Supervisor called the meeting to order at 6:15 p.m. with a roll call and the Pledge of Allegiance.

**PRESENT:**

Mark Stewart	Councilmember
John Donohue, Jr.	Councilmember
Jesse A. Fish, Jr.	Supervisor

**ALSO PRESENT:**

Mike Shaver	Planning Board Member
Brad Nelson	Planning Board Member
Ann Purdue	Planning Board Member
Josh Westfall	Building, Planning and Development Coordinator
Maria Jennings	Deputy 2 Town Clerk

**OTHERS PRESENT:**

Joseph Dannible	Environmental Design Partnership
Anthony Cerrone	Cerrone Builders
Stephen Cerrone	Cerrone Builders
Gianni Simone	Cerrone Builders

Other Attendees: Keith Gilligan

Joe Dannible began with a presentation for the Jacobie Park Side Farms project. He started by defining the three different building styles, the first being the cottage style homes targeting both families as well as empty nesters. The second he described is the duplex style which would be next to the single-family dwellings. Lastly, he discussed the apartments overlooking the park which will be multifamily targeting seniors. Joe said the design was looking to go back in time with a community where there was camaraderie, thus, the placement of the front door and porch setting design came to fruition. There will be sidewalks throughout as well as a Hobby Barn encouraging neighborhood exchanges. He said that this will offer a greenhouse, woodworking space or any other hobbies that could draw people together. As of this meeting he said the group did not have a projected cost per unit.

The presentation then touched on a traffic study which had been completed that had determined the road would need to be refigured. Councilmember Stewart notified the group that since that study, there had been a road code change so it would need to be redone. Supervisor Fish stated that any work on the road could not shut the road off to traffic. Supervisor Fish suggested that the group strongly consider which time of year would be best to not interrupt traffic flow. There was conversation regarding peak access as a concern for all vehicles.

Councilmember Stewart addressed the volume of road traffic in and out of the park as well as the increased use by the residents. He suggested they consider a sign making right turn only when exiting from the west side of the complex onto Gansevoort Road. He said the road leading in, that intersects with Gansevoort Road, will be owned and maintained by the. The development roads within will be privately owned and covered and maintained by the Homeowners Association.

Councilmember Donohue addressed the third story overlooking the park as being a source of pushback from the town residents. He then asked the group if there was any flexibility in the skyline concerns, Gianni Simone's response was that there are options for the visual views to break the roofline up by having an open rooftop gathering space. The board members asked if just an architectural rendered drawing could be submitted for board review to share with the concerned individuals.

Councilmember Donohue asked about the commercial concerns also shared with him by residents and the group was willing to take that out. Councilmember Donohue reiterated that Kristine Orr and Tim Dawkins both welcomed the increase in enrollment to the South Glens Falls Central School District, and that residential growth would spark commercial growth in the area. Councilmember Stewart asked if there was a plan to establish a property line on the East Side near the tennis courts. Joe Dannible said that the contractor did not plan on a fence but offered a foliage option. Councilmember Stewart was concerned about the park being accessed by the residents of the neighborhood after hours.

Supervisor Fish mentioned water capacity concerns but said it would be a burden that the Town of Moreau would bear. Councilmember Stewart brought up sewer being routed through Arrowhead Meadows to tie in service expansion, he asked if density was in design? The original design for the single-family dwellings was to be connected to sewer and a year and a half ago it was a one-million-dollar project. Would the Route 32 homes within one half mile be able to connect he asked? The conversation went on to reference 3-inch lines and involved individual grinder pumps. While the Rental portion of the property would have combined pump stations.

Councilmember Stewart asked where they were regarding the Planning Board's concerns and asked if and how they would all be addressed. Gianni Simone asked the board to look at his position as the businessman with the time he put into this project over the past two years. He said he was not feeling respected, and he did not want to make waves and wants to maintain a good relationship with the Town of Moreau. He said that he was offering flexibility in design. At that point Joe Dannible did acknowledge the planning board's checklist and the concerns were all going to be satisfied.

## **ADJOURNMENT**

**Resolution 246-2024** A motion was made by Mark Stewart, seconded by Supervisor Fish, to adjourn the meeting.

Asked if all were in favor, the responses were as follows:

Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 3:0

The meeting was adjourned at 7:14 p.m.

Respectfully submitted,  
***Maria Jennings***  
Maria Jennings  
Deputy Town Clerk 2