

A Regular Town Board Meeting was held at 7:00 p.m. and Public Hearings for Local Laws 1, 2, and 3 of 2025 were held at 7:01, 7:02, and 7:03 p.m.. respectively, on January 14, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

The meeting was held in person. The Supervisor called the meeting to order at 7:00 p.m. with an attendance roll call and the Pledge of Allegiance.

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

ALSO PRESENT: Erin Trombley Town Clerk
 Elizabeth Bennett Confidential Secretary
 Chris Abrams Highway Superintendent
 Josh Westfall Building, Planning and Development (BPD) Coordinator

OTHERS PRESENT: Harry Gutheil Jr., Marsha Burnham, Larry Burnham, Karen French, Heather French, Mary Weeks, Steve Weeks, Karen Carpenter, Jennifer Holden, Bruce Lant, Abby Robichaud, “The Hewletts”, Liz DaBramo, David Rogge, Matthew Abrams, Mike Shaver, Maureen Dennis, Gianni Simone (Cerrone Builders), Alex Portal (Post-Star reporter)

Supervisor Fish opened the meeting stating that it would be conducted in a different format for the first time, and to bear with the Board. He reminded people to try to contain any comments they may have to no more than 5 minutes.

LOCAL LAWS

The Supervisor stated that the Town attorneys had advised that State Environmental Quality Review (SEQR) was not required for proposed Local Laws 1, 2, and 3 of 2025.

Resolution 14-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to open the public hearing on Local Law No. 1 of 2025, relating to dog licensing.

Asked if all were in favor, the following responses were given:

| | |
|-----------------------|--------|
| Councilmember Noonan | Absent |
| Councilmember Killian | Absent |
| Councilmember Stewart | Aye |
| Councilmember Donohue | Aye |
| Supervisor Fish | Aye |

The motion carried 3:0

The floor was opened for comments. No comments were made.

Resolution 15-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Stewart, to close the public hearing on Local Law No. 1 of 2025.

Asked if all were in favor, the following responses were given:

| | |
|-----------------------|--------|
| Councilmember Noonan | Absent |
| Councilmember Killian | Absent |
| Councilmember Stewart | Aye |
| Councilmember Donohue | Aye |
| Supervisor Fish | Aye |

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The motion carried 3:0

Resolution 16-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to open the public hearing on Local Law No. 2 of 2025, relating to the senior citizen tax exemption.

Asked if all were in favor, the following responses were given:

| | |
|-----------------------|--------|
| Councilmember Noonan | Absent |
| Councilmember Killian | Absent |
| Councilmember Stewart | Aye |
| Councilmember Donohue | Aye |
| Supervisor Fish | Aye |

The motion carried 3:0

The floor was opened for comments. No comments were made.

Resolution 17-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Stewart, to close the public hearing on Local Law No. 2 of 2025.

Asked if all were in favor, the following responses were given:

| | |
|-----------------------|--------|
| Councilmember Noonan | Absent |
| Councilmember Killian | Absent |
| Councilmember Stewart | Aye |
| Councilmember Donohue | Aye |
| Supervisor Fish | Aye |

The motion carried 3:0

Supervisor Fish said a correction had been made in section 4 of proposed Local Law No. 3 of 2025. He stated that it should read "Town of Moreau" instead of "Town of Wilton."

Resolution 18-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to open the public hearing on Local Law No. 3 of 2025, relating to a moratorium on cannabis facilities.

Asked if all were in favor, the following responses were given:

| | |
|-----------------------|--------|
| Councilmember Noonan | Absent |
| Councilmember Killian | Absent |
| Councilmember Stewart | Aye |
| Councilmember Donohue | Aye |
| Supervisor Fish | Aye |

The motion carried 3:0

The floor was opened for comments. No comments were made. Supervisor Fish said the public hearing for this law would be left open for additional comments and for input from the Saratoga County Planning Board.

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PUBLIC COMMENT PERIOD

Supervisor Fish explained that the format of the meeting would be to vote on all agenda items at once, unless discussion was needed for any item or items, in which case those items would be moved to the end of the agenda for further discussion and separate voting.

The floor was opened for public comments on any agenda items. No comments were made.

OLD BUSINESS

Jacobie Parkside Farm PUD Update

Supervisor Fish said Joe Dannible from Environmental Design Partnership would give an update on the PUD project, and that the public hearing for related proposed Local Law No. 9 of 2024 had been left open, so comments would be welcome after the presentation.

Mr. Dannible said feedback had been received and that they had spoken with Town staff, resulting in some changes in the project's design (see Figure 1 below). He said the plan was for 181 units in 5 different styles along a reconstructed Moreau Rec Road. He said comments were received relating to the terminus, emergency access to the recreation park, trail connectivity, and the location of the largest buildings in relation to the Recreation Park. He said that in the revised plan, the terminus would be a cul-de-sac or roundabout for which the Town would be responsible, with two entrances to the recreation park.

Mr. Dannible said construction of a new road inside the park was underway by the Town, which would go around the baseball fields and connect with Jan Avenue. He said the PUD developer was giving some land to the Town so the new road wouldn't encroach on the ball fields, and so it could be built to a standard allowing it to function as a secondary emergency access road. The planned three-story buildings had been approximately 40-50 feet from the park in the prior draft, he said. In the revised plan, Mr. Dannible highlighted that the three-story buildings were rotated 90 degrees and set back from the edge of the park approximately 150 feet. The new configuration, he said, also placed green spaces between apartment buildings, townhouses, and the park. He said he hoped revised draft legislation would be available later that week.

Supervisor Fish asked how the project went from a certain number of single-family homes to 181 units. Mr. Dannible said the Town code has a provision for PUD development, and within that there are density specifications allowing up to 8 units per acre. With 27 acres, he said the plan could have included up to 212 units. He said the original plan was around 200 units, and the Planning Board suggested it be changed, so it was reduced to 181 units. He said the PUD code has 8 criteria to determine if a project is suitable. He said they were not just trying to pack units in. He highlighted the curve in the new proposed Rec. Road, street trees, street lights, and sidewalks, which he said would help slow traffic and make the road safer than it is currently. The other reason they did not want a regular housing development along the road, he said, was that nobody wants a row of driveways on the road, and that a typical development could have had 50 driveways intersecting the road.

Councilmember Stewart said the developer had made numerous changes and received input from the Town and residents. He said some comments just cannot be addressed completely, and that some residents simply oppose the project, but he commended the work on the terminus and traffic flow concerns, and commented that driveways on that busy road would have been a bad idea. He said the R2 zone is for this kind of mixed development. The Councilmember also said the previous Board required developers within a certain distance of the sewer to connect to it, forcing creative planning on the part of the developer. He said he was waiting to hear back from BPD Coordinator Westfall regarding some wording, and referenced "sunset." He said he believed the proposed project was thoughtfully planned and that the developer was listening to the community.

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Mr. Dannible said the sunset provision protects the Town, but that some logistics had to be worked out. Councilmember Stewart said that the developer's work on a roadway should be treated separately from other concerns due to the timeframes with the NYS Department of Environmental Conservation, the NYS Department of Health, and National Grid relative to a sunset. He said he hoped the main travel corridor would be a priority to avoid disturbing commerce to and from the park. Mr. Dannible indicated that the road would be built before any construction begins on residences.



Figure 1

Public Comments

Karen Carpenter asked if the Recreation Park emergency exit would be closed/locked at night. Mr. Dannible said at dusk the gates would be closed, and that the roundabout gives plows and emergency vehicles access and room to turn around. Councilmember Stewart said an emergency vehicle had to be able to knock the gate open according to the code so it was not required to remain open.

Harry Gutheil said he owns property below the PUD site, and on a previous plan there had been a future road which is not shown on the current plan. He said he wanted to know where the road would be, and asked if the private roads in the PUD would be up to Town road specifications, and if the Town would be responsible for the roads. Mr. Dannible said the main thoroughfare would be the only public road, and the others would be private, but would be up to Town specs to support fire trucks. The location of another connecting road is still in

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discussion with the Town, he said. Mr. Gutheil said he didn't think the bend in the road would slow traffic much, and that while he thought the density on the project was high, he understood the developer's reasons relative to the sewer. He said he owns property on the other side of Town where density was increased 50% by the Town. He said he wondered where the Board was headed and where the Town wants to be in these regards. He asked if he should be looking into a project of this nature for his own land.

Steve Weeks said he likes the project except for the apartments. He said he thinks they should keep the project to single family homes.

An attendee who did not identify herself asked how many apartments were in the project. Mr. Dannible said they have 100 apartments in two styles. He said the larger apartment building would be geared toward occupancy by seniors.

Gianni Simone from Cerrone Builders spoke about the sunset concerns saying the main road is his main focus, which they would build as fast as possible to create the least possible disruption to the recreation park. The 24-months mentioned relative to the referenced sunset clause, he said, relates to unforeseen events.

ADOPTION OF LOCAL LAWS

Supervisor Fish asked the Town Clerk to read a prepared resolution for Local Law No. 1 of 2025. She read:

“WHEREAS, the Moreau Town Board has considered the adoption of Local Law No. 1 of 2025 entitled ‘Amending Chapter 59, Section 59-6 (C) of the Code of the Town of Moreau Providing for a Schedule for Dog License Fees’ pursuant to Municipal Home Rule Law Section 10 and Agriculture and Markets Law Article 7; and

WHEREAS, the Town Board has determined that adoption of this Local Law would update and simplify provisions in the current Town Code relating to dog license fees by requiring the Town Board to adopt a Schedule of Fees; and

WHEREAS, the Town Board duly held a Public Hearing on the proposed Local Law on January 14, 2025, and heard all interested persons; and

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The Town Board hereby adopts Local Law No. 1 in the form attached to this Resolution.
2. The Town Board hereby authorizes and directs the Town Clerk to file the Local Law with the New York Secretary of State in accordance with the provisions of the Municipal Home Rule Law and acknowledges that the Local Law will take effect immediately upon filing by the Secretary of State.
3. This Resolution shall take effect immediately.”

Resolution 19-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to approve the resolution as read.

Asked if all were in favor, the following responses were given:

| | |
|-----------------------|--------|
| Councilmember Noonan | Absent |
| Councilmember Killian | Absent |
| Councilmember Stewart | Aye |

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Councilmember Donohue Aye
Supervisor Fish Aye

The motion carried 3:0

The Supervisor asked Town Clerk Trombley to read a prepared resolution for Local Law No. 2 of 2025. She read:

“WHEREAS, the Moreau Town Board has considered the adoption of Local Law No. 2 of 2025 entitled ‘Amending Chapter 130, Section 130-2 (B) of the Code of the Town of Moreau Providing for a Senior Citizens Tax Exemption’ pursuant to Municipal Home Rule Law Section 10 and Real Property Tax Law Section 467; and

WHEREAS, the Town Board has determined that adoption of this proposed Local Law would correct an error in the current Town Code provision providing for a Senior Tax Exemption so that the income scale will be consistent with State Law; and

WHEREAS, the Town Board duly held a Public Hearing on the proposed Local Law on January 14, 2025, and heard all interested persons; and

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The Town Board hereby adopts Local Law No. 2 in the form attached to this Resolution.
2. The Town Board hereby authorizes and directs the Town Clerk to file the Local Law with the New York Secretary of State in accordance with the provisions of the Municipal Home Rule Law and acknowledges that the Local Law will take effect immediately upon filing by the Secretary of State.
3. This Resolution shall take effect immediately.”

Resolution 20-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to approve the resolution as read.

Asked if all were in favor, the following responses were given:

Councilmember Noonan Absent
Councilmember Killian Absent
Councilmember Stewart Aye
Councilmember Donohue Aye
Supervisor Fish Aye

The motion carried 3:0

PROPOSED RESOLUTIONS

Since Councilmembers Killian and Noonan were not in attendance, approval for minutes from 11/26, 12/10, and 12/23 were postponed.

Supervisor Fish asked the Town Clerk to read prepared items E through V under agenda item 6. She read:

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- E. “Resolution to set a deadline for accepting applications for the Transfer Station Working Manager, Part Time Rec Department Clerk, Rec Laborer and Highway Laborer on Thursday, January 16th at 4pm.
- F. Resolution to amend the hourly rates for the Transfer Station, as approved in the 2025 budget, as follows:

| Transfer Station | | | |
|-------------------------|-------------|------------------|---------------|
| | | Org. Mtg. | Actual |
| Employee | 2024 | 2025 | 2025 |
| Donna Estabrook | 15.00 | 15.97 | 16.00 |
| Linda Hart | 15.45 | 16.43 | 16.95 |
| Michael Hastings | 15.95 | 17.43 | 17.95 |
| John McDermott | 15.45 | 16.43 | 16.95 |
| Marsha Morehouse | 15.45 | 16.43 | 16.95 |
| Stephen Rice | 15.45 | 16.43 | 16.95 |
| Earl Ruff | 15.00 | 15.97 | 16.00 |
| Mary Vaillancourt | 15.45 | 16.43 | 16.95 |

- G. Resolution authorizing the Intermunicipal Agreement with the Village of South Glens Falls for the purpose of a joint salt shed and further authorizing the Supervisor to sign.
- H. Resolution authorizing the Town Supervisor to execute all necessary paperwork to apply for the LGE Grant, for the purpose of building a joint salt shed with the Village of South Glens Falls.
- I. Resolution reappointing Mike Shaver to the Planning Board, with a term ending on December 31, 2031; appointing Carl Hourihan to the Planning Board with a term ending on December 31, 2031; and appointing John Arnold as the Planning Board Chairman with a term ending December 31, 2025.
- J. Resolution reappointing Justin Farrell to the Zoning Board of Appeals for a term ending December 31, 2029; reappointing Kevin Elms to the Zoning Board of Appeals for a term ending December 31, 2029; and appointing Liz DaBramo as a Zoning Board of Appeals alternate, for a term expiring on December 31, 2028.
- K. Resolution approving the Returned Check Protocol, as written.
- L. Resolution approving the dog licensing fee schedule, as written.
- M. Resolution authorizing prepayment of the property tax bills for parcels 62.-1-30 in the amount of \$57.12 from account A1620.4 and parcel 89.9-1-99.1 in the amount of \$294.92 from account A3989.4.
- N. Resolution authorizing the purchase of an E/One cart in the amount of \$2,500 from Siewert Equipment, to come out of account GI8110.2
- O. Resolution setting the public hearing for the Moreau Emergency Squad Contract on January 28, 2025 at 7:01 p.m.
- P. Resolution setting the public hearing for the South Glens Falls Fire Company Contract on January 28, 2025 at 7:01 p.m.

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- Q. Resolution accepting the December 2024 monthly department head reports for the Recreation Department; Building, Planning and Development Office; Highway Department, Transfer Station; Assessor’s Office, Dog Control Officer, and the Town Clerk’s Office.
- R. Resolution to add Jeanne Fleury to the Medicare Reimbursement program, effective December 1, 2024.
- S. Resolution authorizing the Supervisor to sign the 2025 renewal contract with Electronic Office Products.
- T. Resolution authorizing the renewal of the Town’s membership with the South Glens Falls – Town of Moreau Chamber of Commerce and authorizing the Supervisor to execute all necessary documents.
- U. Resolution authorizing the Town of Moreau to expend \$1,000 to co-sponsor the Concerts in the Park, to be paid out of account A7550.4
- V. Resolution authorizing the Highway Superintendent to purchase Rock Salt from Morton Salt, under County Contract 23-PWS-10R in the amount of \$50,000.”

Supervisor Fish asked if any Councilmember had any comments on the items read. Councilmember Stewart said he supported item G in particular, was glad the Town was working with the Village on the salt shed, and that BPD Coordinator Westfall was working on a grant. He had no additional comments. Councilmember Donohue had no comments.

Resolution 21-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Stewart, to accept the resolutions as read.

Asked if all were in favor, the following responses were given:

| | |
|-----------------------|--------|
| Councilmember Noonan | Absent |
| Councilmember Killian | Absent |
| Councilmember Stewart | Aye |
| Councilmember Donohue | Aye |
| Supervisor Fish | Aye |

The motion carried 3:0

PERSONNEL POLICIES

Resolution 22-2025 Following some discussion, a motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to authorize overtime for Town Employees (excluding Elected Officials, Department Heads, and Town Clerk’s staff) to attend Town Board meetings when requested to attend by the Board or directed to attend by the Department Head.

Asked if all were in favor, the following responses were given:

| | |
|-----------------------|--------|
| Councilmember Noonan | Absent |
| Councilmember Killian | Absent |
| Councilmember Stewart | Aye |
| Councilmember Donohue | Aye |
| Supervisor Fish | Aye |

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The motion carried 3:0

The original document related to this policy can be found on page 15 of the 2025 organizational meeting agenda and supporting documents, [linked here](#).

PUBLIC COMMENT PERIOD

Greg Hewlett asked if the capital cost sewer repayment had been settled. He said that by NYS law mobile home community operators have to give residents 90-days' notice of any rate increases, and with lease renewals coming up May 1, he said he had just 15 days before he would have to give those notices at the end of the month. He said he had attempted to budget and build in the additional expense based on the map plan but that things have changed since then. Supervisor Fish stated that the previous week he had distributed packets to the Board with proposed sewer rates, and the Board needed to meet when all the Board members are present. He said he understood the timeline Mr. Hewlett was working with. Mr. Hewlett asked the attending Board members if they felt confident the meeting could take place within the timeframe in question. Councilmember Stewart said he was confident he would make himself available to meet so that they could give the information that was needed in time.

Abby Robichaud asked where she could find the latest Jacobie Park Side Farm plan. Supervisor Fish said that if she could come to the office during regular hours, a copy of the plan could be provided.

COMMITTEE REPORTS

Councilmember Donohue said the electronics recycling program had been successfully launched. He said the various media had promoted the new initiative but people didn't pay attention to the detail that the program was for Town residents only and came from other area towns. He said the container for electronics recycling had been filled in about 1 1/2 weeks. The company the town is working with had picked it up the day of the meeting.

The Councilmember said he had met again to discuss upgrades and new equipment for the Recreation Park. He said BPD Coordinator Westfall had applied for a \$100,000 grant from State Assemblywoman Carrie Woerner, and that new playground and adaptive playground equipment was in the planning phases. Councilmember Stewart said he had been asked why the adaptive playground was set apart from the other playground areas. They are looking at how to bring it together, he said, and at new equipment which can be installed one piece at a time, progressively expanding facilities in a financially responsible way.

Councilmember Stewart referenced access to the Recreation Park as a concern related to the Jacobie Park Side Farm PUD project, and that a grant was underway seeking funds for an access road off Fortsville Road. He said this would be the Town's way to ensure adequate access and not place the entire burden on the developer, but that it was a long way from Fortsville Road into the Recreation Park and therefore, this would be an expensive project. The grant application, he said, was a step in the right direction to opening up access to the park.

In reference to the adaptive playground, Supervisor Fish talked about his past experience fundraising to support HH Hole in the Woods and the type of equipment they installed there, with hard rubber mats under the installations, which allows wheelchairs to roll on it. He said it was designed beginning with a focal point with and additional pieces added on over time. He said this is the type of playground needed in Moreau.

SUPERVISOR'S ITEMS

Resolution 23-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Stewart to set a special board meeting for 7:00 p.m. on Tuesday, January 21.

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Asked if all were in favor, the following responses were given:

| | |
|-----------------------|--------|
| Councilmember Noonan | Absent |
| Councilmember Killian | Absent |
| Councilmember Stewart | Aye |
| Councilmember Donohue | Aye |
| Supervisor Fish | Aye |

The motion carried 3:0

Resolution 24-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Stewart, to set a Special Board Meeting for the purpose of Executive Session on January 28 at 6:15 p.m.

Asked if all were in favor, the following responses were given:

| | |
|-----------------------|--------|
| Councilmember Noonan | Absent |
| Councilmember Killian | Absent |
| Councilmember Stewart | Aye |
| Councilmember Donohue | Aye |
| Supervisor Fish | Aye |

The motion carried 3:0

Resolution 25-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to approve the purchase of a mower John Deere Z330R Z-track, zero turn mower from Falls Farm & Garden at the Sourcewell contract price not to exceed \$3,935.04 from account DB5130.2.

Asked if all were in favor, the following responses were given:

| | |
|-----------------------|--------|
| Councilmember Noonan | Absent |
| Councilmember Killian | Absent |
| Councilmember Stewart | Aye |
| Councilmember Donohue | Aye |
| Supervisor Fish | Aye |

The motion carried 3:0

Resolution 26-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Stewart, to enter into executive session for the purposes of contract negotiation and job performance of an unnamed employee or employees.

Asked if all were in favor, the following responses were given:

| | |
|-----------------------|--------|
| Councilmember Noonan | Absent |
| Councilmember Killian | Absent |
| Councilmember Stewart | Aye |
| Councilmember Donohue | Aye |
| Supervisor Fish | Aye |

The motion carried 3:0.

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The executive session began at 7:57 p.m. At 8:36 p.m. the executive session ended. Supervisor Fish stated that in the executive session it had been decided that the January 21 meeting would include discussion of sewer rates and fees.

Resolution 27-2024 A motion to adjourn was made by Councilmember Stewart, seconded by Councilmember Donohue.

Asked if all were in favor, the following responses were given:

| | |
|-----------------------|--------|
| Councilmember Noonan | Absent |
| Councilmember Killian | Absent |
| Councilmember Stewart | Aye |
| Councilmember Donohue | Aye |
| Supervisor Fish | Aye |

The motion carried 3:0, adjourning the meeting at 8:37 p.m.

Respectfully submitted,

Erin Trombley

Erin Trombley
Town Clerk