

Meeting of the Planning Board for the Town of Moreau, Saratoga County, State of New York was held at the Moreau Town Hall, 351 Reynolds Road, Moreau, NY 12828 on February 23, 2026.

Planning Board Members Present

- John Arnold Planning Board Chairman
- Carl Hourihan Planning Board Member
- Mike Shaver Planning Board Member
- Ann Purdue Planning Board Member
- Bradley Nelson Planning Board Member
- Adam Seybolt Planning Board Member
- Maureen Jackson Alternate Planning Board Member
- Edward Potter Alternate Planning Board Member
- Josh Westfall Town of Moreau Building Planning & Development Coordinator
- Glen Bruening Town Counsel
- Diana Corlew-Harrison Secretary

Planning Board Members Absent

- Matt Abrams Planning Board Member

The meeting was called to order at 7:01 pm by Chairperson Arnold

Minutes to approve:

November 2025 – Ms. Purdue made a motion to approve these minutes. Seconded by Mr. Seybolt – All in favor.

Old Business - none

Regular Meeting – New Business

Site Plan Review – SPR2025-001 MRCN Flex Office Space

Applicant seeks to construct a new structure for mixed office with open concept, storefronts with man doors and garage doors and utility connections. **Applicant:** MRCN Properties LLC. **Owner of Record:** Same. **Property Location:** 6 Bluebird Road. **Tax Map ID:** 49.4-3-1. **Zoning District:** C-1. **SEQR:** Unlisted.

The owner of property, Cliff Nelson, had Ethan Hall of Rucinski Hall Architecture speak about the project. They are looking to remove and rebuild buildings in the back of the property that were maintenance buildings prior for the South Glens Falls Buildings and Grounds.

Mr. Shaver asked if they were connected to existing public water and sewer. Applicants said water is connected but plan on hooking into sewer. Mr. Shaver asked if it was big enough line for their intentions of multiple tenants.

Mr. Arnold asked the number of tenants they planned to have. Mr. Hall stated no more than 6 tenants. Mr. Nelson said they intend to have small one-man repair person such as handyman, plumber, electrician, trades people. No retail to be involved. They will be used for office space, one bathroom or a shared public bathroom space and with one vehicle.

Mr. Arnold asked square footage. Mr. Hall stated that one building is 50x215 and other is 35x90. Square footage now is 9308 and will increase to 20,258. Mr. Arnold also asked about the parking spaces not noted on the plans. Mr. Hall said there will be one space in front of the larger overhead doors for each tenant. They will add that information to the plans.

Mr. Arnold asked with the residential area being so close, whether there are plans for screening. Mr. Hall stated that they were leaving most of what was there now.

Mr. Nelson asked about lighting. Mr. Hall states they will have downward lights in the overhang area in the front of the building.

Ms. Purdue also asked about the landscaping and trees. Mr. Hall states they will be taking down 3-4 trees to accommodate the storm water, parking area, and building expansion along with cleaning up the brush around the property. They are leaving a buffer to the residents near them.

Mr. Nelson asked what price range he expected to receive from rent. The applicants are seeking somewhere in the range of 2,000 a month.

Ms. Purdue stated that the uses need to be identified to allow for parking spaces required per code and the concern with traffic issues. Applicant states that they will only allow one car/vehicle per unit and not increase traffic.

Mr. Arnold asked about disturbance of property. Mr. Hall states that they are expecting at most 10,000 square feet.

Ms. Purdue would like to see clarity of the vegetation on the plans, east of buildings especially.

Mr. Seybolt asked if any signage would be added. Mr. Hall states they have a sign there now and may have a small interchangeable or placard sign for each tenant. More for truck and delivery drivers use.

Mr. Arnold asked to have taller shrubbery and small maple trees added behind the buildings towards Astoria Lane to avoid residents' complaints.

Mr. Arnold asked if there were any other board comments, also asked if this board could waive a public hearing. Mr. Westfall states this board could waive the public hearing.

Mr. Shaver made a motion to waive the public hearing. Mr. Arnold and Ms. Purdue agreed that it would be a benefit to residential neighbors to have a public hearing and board agreed to schedule a public hearing for next month.

Mr. Arnold would like to have plans updated to see potential parking spaces, lighting, delivery truck turning radius noted, public sewer hookup and locations, snow storage locations, garbage/dumpster locations, and screening around, tree removal and landscaping location and clarity of uses for tenants.

Mr. Seybolt made a motion to schedule a public hearing for March 16, 2026, seconded by Ms. Jackson, all approved.

SPR2026-002 Moreau Emergency Squad Expansion.

Applicants seek expansion of existing squad building in accordance with ZBA relief granted. New expansion will allow better circulation and a training room. **Applicant:** Moreau Emergency Squad. **Owner of Record:** same. **Property Location:** 1583 Route 9. **Tax Map ID:** 63.2-1-39. **Zoning District:** C-1. **SEQRA:** Type II.

Mr. Richard Jones, architect for project, spoke of the expansion on the North Side of the building. It will be a partial two-story addition which will be approximately 9,000 square feet. This will include a training room, sleeping quarters and office space.

Mr. Shaver asked if there is an existing sewer capable of managing the increase of space. Mr. Jones said no and they will be hooking up to the public sewer and removing the septic area.

Mr. Shaver asked about snow removal. Mr. VanGuilder from Moreau Emergency Squad stated they have a contract with the Town at present.

Mr. Abrams from Highway Dept. asked how many parking spaces they would be adding. Mr. Jones stated they are increasing to 55 from 34.

Ms. Purdue asked if they would consider installing a public sidewalk along Route 9. Mr. Jones said that this would be difficult due to the swail and the elevation there now. He also stated that doing this now would add more permeable space. They agreed to indicate the sidewalk and note for potential future planning.

Mr. Arnold asked if they were going to use site for rental space. Mr. VanGuilder stated they do not have plans for that, and they do get calls for it, but he refers them to Fire Department.

Mr. Arnold asked if there needed to be a public hearing. Mr. Westfall stated the there was no change of use and the Zoning Board had a public hearing.

Mr. Shaver made a motion to waive the public hearing, seconded by Mr. Nelson. All approved.

Mr. Arnold asked how much area of disturbance there would be. M. Jones said 9/10th of an acre.

Mr. Arnold reviewed the SEQR Type 2 Assessment.

Section 1 had no comments or concerns.

Section 2, No. 20 – Has the site of the proposed action been the subject of remediation for hazardous waste, answer should be changed to NO.

Part 2 and 3 were read over for review and all had small impacts and no comments.

Mr. Hourihan made a motion to declare a negative declaration for SEQR, seconded by Ms. Jackson, all approved.

Ms. Purdue made a motion to approve preliminary site plan with a condition to show an area of reservation for a probable future sidewalk along Route 9. Seconded by Mr. Shaver. Roll call – all approved.

Mr. Shaver made a motion to waive the final review requirement (called 30-day waiting period in audio), seconded by Mr. Nelson, all approved.

Ms. Purdue made a motion for final approval of this expansion project with a reservation and notation of the future sidewalk along Route 9, Ms. Jackson seconded the motion, Roll call – all approved.

Ms. Purdue made a motion to have the mylars signed when available by the Chairman and one member. Mr. Hourihan seconded, all approved.

SPR2026-003 HHN Dental Services

Applicants seek reuse existing building as a dental facility. Parking will also be expanded. Lot will utilize and expand driveway easement on adjacent parcel over what currently exists. **Applicant:** Hudson Headwaters. **Owner of Record:** Same. **Property Location:** 1448 Route 9. **Tax Map ID:** 63.3-1-24. **Zoning District:** C-1. **SEQRA:** Type II.

The applicants had John Montaine and Craig Jones speak on this project. This will be a renovation project formerly used for health clinic, and they want to use for a dental office. They will have three dentists, two technicians and 10 staff members. They will continue to use shared driveway with the easement and will be making 37 parking spaces with repaving of parking lots, added and repairs of sidewalks with handicap access, updating lighting and signage.

Mr. Shaver asked if property was connected to public sewer and water. Applicants state they are connected now. Mr. Arnold questioned if for sure due to the timeline of hookups when connections were available.

Mr. Hourihan asked if a notation of a future “reserved” area could be noted on the plans as the prior applicants. Mr. Montane stated that they had issues with the sidewalk when they did All Town Fresh and the issues involved with the sidewalk, but they can add this if needed. Mr. Arnold asked Mr. Westfall if he could get some verification from NYS DOT on this project, others in discussion and future projects so that board can be clear.

Mr. Arnold asked about delivery access turnaround. Mr. Montane said they have the back parking lots to use and have been used in the past . Mr. Arnold also asked where waste dumpster will be and if will be screened. They said they will note on plans and that screening would be around it.

Mr. Hourihan asked if this was a change of use. Mr. Westfall states no change of use but is before this board due to it being over two years without usage.

Ms. Purdue asked if there was any stormwater management or disturbance to be done. Mr. Montane stated that disturbance would be under $\frac{3}{4}$ acre or less and no modifications to stormwater.

Mr. Seybolt made a motion to waive the public hearing based on the no change of use, seconded by Mr. Nelson, all approved.

Ms. Purdue made a motion to approve preliminary plan with the future sidewalk reservation , seconded by Ms. Jackson, roll call – all approved.

Mr. Seybolt made a motion to waive the final review requirement (called a 30-day waiting period in audio), seconded by Mr. Nelson, all approved.

Ms. Purdue made a motion to approve the final site plan with the future sidewalk reservation, seconded by Mr. Nelson, roll call – all approved.

Mr. Hourihan made a motion to approve the signing of the mylars by the Chairman and one board member, seconded by Ms. Jackson, all approved.

Mr. Arnold adjourned the meeting at 8:38 pm.

Signed by Diana Corlew-Harrison on March 9, 2026.