

Planning Board Members Present

- John Arnold Planning Board Chairman
- Adam Seybolt Planning Board Member
- Carl Hourihan Planning Board Member
- Matt Abrams Planning Board Member
- Mike Shaver Planning Board Member
- Ann Purdue Planning Board Member
- Bradley Nelson 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

- Maureen Jackson Alternate Planning Board Member

The meeting was called to order at 7:00 pm by Chairperson Arnold

Minutes to approve - bypassing until the end of meeting. (See below)

Old Business:

SPR4-2025 – Moreau Tavern – Applicant seeks site plan approval in accordance with 149-22 for the reuse of former/commercial property on Route 9 as a tavern/restaurant use. Site will have private water and sewer and off-street parking. **Applicant:** Jason Fitch. **Owner of Record:** Jason Fitch. **Property Location:** 1000 Route 9. **Tax Map ID:** 89.-2-43.2. **Zoning District:** C-2. **SEQR:** Type II.

Applicant spoke of some of questions brought to him from prior meeting regarding the updating of the site for a new restaurant on this site.

Ms. Purdue asked when this property was last used for a restaurant. Applicant states last open was 1999 and closed in 2002. Ms. Purdue noted also of the amount of traffic on Route 9 has increased from that time.

Applicant is looking to have occupancy at 175 which includes front patio and seasonal covered patio. They will have 43 parking spots with 3 handicapped spots. They noted the well is 115 feet at shortest distance from Leach field and 135 feet from longest distance. The septic tank is under the covered porch, with access and will have flow tested yearly as mandated by the Dept of Health.

Mr. Arnold asked about lighting. Applicant states they are keeping the sign in same place, will be updating but with similar lighting. The applicants also mentioned that building will be updated to have a cedar bottom trim with grey and black trims. Mr. Abrams asked if any additional lights will be added to the outside or building. Applicants state they will be changing lighting from the Home Depot type to more modern downcast lights. Mr. Abrams states to add those to plans.

Mr. Abrams asked about the well. Applicants state that it has not been turned on yet to avoid any water damage in case of broken pipes. They have had it looked at by Rosick Well Drilling and have scheduled further testing. They are unsure of depth.

Ms. Purdue asked of the current cedar buffer there now if that would be changed. Applicants stated that they are keeping the cedar trees just cleaning and shaping them up.

Mr. Shaver asked if outdoor entertainment. Applicants state they have horseshoe pits and will have one man band type acoustic guitar players occasionally with nothing after sundown with charity events. Mr. Shaver asked if ample parking to keep people off Route 9. Applicants will have parking in the back and keep people off Route 9 as much as possible.

Mr. Abrams asked about dumpster area. Applicants have it on proposed plan but will be 16x16 enclosed area.

Mr. Shaver asked about snow removal. Applicants plan to move it to the back of property where grass is presently.

Mr. Arnold asked about the current fence facing to the North. Applicants may upgrade but in conversations with neighbors to see what works for all involved.

Mr. Abrams asked about catch basins/drywell. Applicants are cleaning them out now being they are full of things.

Ms. Purdue liked the decorative boulders idea on the plans. She asked that they were moved back on property lines and not on Blanchard or Route 9 right of way.

Mr. Arnold suggested when you turn in maps- Note -add enclosed dumpster area, snow removal, locations of lighting, specs of the lights, overflow parking.

Mr. Arnold states as a board, do we have to decide to have a public hearing being that this is a change of use but being it has not been used in a while and the houses were not there prior.

Ms. Purdue asked for a traffic assessment be done on this site now as traffic has increased. A similar one as Moreau Animal Clinic and Mr. Bills that were done recently. She would also like to know if a right turn only (northbound exit) onto Route 9 to avoid backups or collisions or exit out of parking lot onto Blanchard Road. Mr. Hourihan stated he would encourage exiting the parking lot onto Route 9 be northbound only, but you could not avoid left hand turns from Blanchard Road onto Route 9 though.

Board members noted all things needed to be added to plans as discussed prior in this meeting.

Motion made by Mr. Seybolt to set a public hearing for July 21, 2025. Ms. Purdue seconded the motion. Roll call-all approved.

SPR5-2025 – Moreau Commons – Applicant seeks site plan approval in accordance with 149-21 for the reuse of former/commercial property on Route 9 as a mixed commercial use building. **Applicant:** Executive Property Services LLC. **Owner of Record:** Route 9 Autoworld LLC. **Property Location:** 1377 Route 9. **Tax Map ID:** 63.3-1-13.111 & 63.3-1-13.112. **Zoning District:** C-1. **SEQRA:** Unlisted.

Applicants, Brian McKenzie and Ben Alden, spoke of the concept of the property and future plans for the site. They want to update and renovate the building to be used for a multi-use building offering spaces for up to 7 tenants. They have interest from Upstate Barber Shops, Stinky's Coffee Shop, a nail salon, and a car auto detailer to become new tenants currently. The building has been vacant for 10 years and they are working on fixing damaged pipes and roofing. They were working on the trees to help some of the water drainage issues on property but were asked to stop from the town in good faith and consideration of the neighbors and not have DEC called. They are working with Habitat Restore to join the parking lots and work on the drainage issues while they are doing some of their plans for renovations to their property. They will have access to the current exit of Hoffmans Car Wash to the red light onto Route 9. Applicants working with town on water hookup. Septic is hooked up and all is good. They had National Grid out and gas hookups were all approved. The building will look like the buildings he already has in the community.

Mr. Arnold asked about the roadway into Hoffmans and this property ownership. Mr. McKenzie states they can use the road but don't have rights to the road, it is owned by Hoffmans and subsequently owned by the property in the back of this property.

Mr. Arnold asked about parking spots. Mr. Westfall states it depends on use of property, but board must use the highest amount of use to generate spots needed. Applicants state there is plenty of parking. Mr. Arnold states must be 10x20, 200 square feet each.

Mr. Arnold asked about the guardrail on property, this will be extended to Route 9 to make traffic use exit out of back of property towards Hoffmans Car Wash.

Ms. Purdue asked if parking spots could be moved closer to buildings and not so close to Route 9, possibly add a sidewalk. Applicants state that moving spots closer to building would take away his handicap spots and there is also a concrete curbing there too to provide some traffic control from Route 197 taking the left onto Route 9.

Mr. Arnold asked about sign and lighting. Applicants will use same location of sign just add a sign for each tenant names, use LED lighting, with a new one on the front of the building.

Applicants also added a patio area in the back for overflow seating of barbershop, nail salon in case people are having to wait for appointments. They will also have entrance to building to other tenants for people that park in the back to access building.

Mr. Arnold asked states that if parking lots are combined with Habitat Restore, will entrances remain the same. Applicants state they are working with them to reduce to one and make a main exit/entrance area.

Mr. Seybolt asked about the solar panels on the roof of the building. Applicants state they own them now. They are having them inspected and tested so they can hope to use them to get some power generation.

Applicant asked if he could continue to cut and remove trees to help address the drainage issue in the parking lots. Mr. Arnold states the board does not make those decisions. Mr. Westfall states that site plan review covers buffers and such and trees should not be cut until site plan is approved by this board. Mr. Bruening also states that while site plan is under review, there should be no changes to the site plan until approved. Applicants' state that you are cutting trees to change the stormwater situation because the drywell is plugged up and that's why water is an issue. He is trying to restore the drywell and stormwater pond area by cleaning it up.

Mr. Arnold asked if applicants would have site plan complete for the August meeting, being we have 3 public hearings already scheduled in July? Applicants stated he should be ready.

Ms. Purdue is asking to have a traffic study done since Hoffmans came in. Mr. Arnold states a possible assessment could be done. Ms. Purdue states you must use the highest density usage so not sure if assessment is enough or a more thorough study needs to be done.

Applicants asked if he could keep updating the building painting, siding etc. Mr. Westfall states that he needs building permits.

Applicants left the meeting.

Chris Abrams, highway superintendent states that the road has three owners share a maintenance agreement that maintain the road and each person must have that noted in their deeds. He states that the applicant said he is not responsible for maintaining the road. Mr. Arnold states he is wrong, he will have to be review the deed.

Mr. Arnold also states that the guardrail must stay from prior approvals with a variance by the Zoning Board. The guardrail was put in to stop the traffic coming into the building when making a left from Route 197 onto Route 9. It could be extended to Route 9 to stop traffic from entering/exiting onto Route 9 from front of the building.

Minutes to approve:

January 2025 – Motion made by Mr. Seybolt to approve, Mr. Shaver seconded, all approved.

March 2025 – Ms. Purdue has changes to be made, Motion made by Mr. Seybolt to approve, Mr. Nelson seconded, all approved.

April 2025 – Ms. Purdue has changes to be made, Motion made by Mr. Nelson to approve, Ms. Purdue seconded, all approved.

Mr. Arnold introduced and welcomed Edward Potter as our new Board Member alternative.

Ms. Purdue and Mr. Arnold asked where we are in process with General Code changes. Mr. Westfall states that he has been working on this and hopes to have a draft to the Town Board at next meeting. Mr. Arnold asked if this board would or could see that draft to review and offer input or does it just get approved by the Town Board without this boards input? Mr. Westfall states that he could inquire if the Town Board would allow it before it goes to final phases.

Mr. Arnold asked when we were asked by state, DEC, or whomever to include green infrastructure into stormwater? Whatever happened to this. Do we still do this, or has it gone by the waste side? Mr. Westfall states the suggestions come down from conferences and it's up to them to bring it up in front of the board to try and add this into some projects.

Mr. Shaver asked at last meeting, he voted no and when Mr. Dannible asked why he voted no. Mr. Shaver wonders if he had to tell them. Mr. Arnold says the applicants can ask our opinions, but board members are not obligated to answer as to why they voted a certain way. Mr. Arnold states the applicants have the option of an Article 78-grievance if desired.

Mr. Arnold asked Board members who were not on board in 2023 to be excused so we could continue with minutes approvals from then.

Minutes to approve:

September 18, 2023 – Ms. Purdue has changes to be made, Motion made by Mr. Seybolt to approve, Mr. Nelson seconded, all approved.

August 21, 2023 – Mr. Seybolt states he was not at meeting, also states he made a motion to close the meeting. Ms. Purdue states that only Mr. Arnold, Mr. Shaver, and herself were present. Mr. Arnold also states there was no quorum, so these minutes do not need to be approved or added to website.

June 19, 2023 – Mr. Arnold believes this we already approved but no changes heard. Motion made by Mr. Seybolt to approve, Ms. Purdue seconded, all approved.

Motion made by Mr. Shaver to adjourn meeting, all approved.

Meeting ended at 9:15 pm

Signed by Diana Corlew-Harrison on June 25, 2025.