

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
- 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 this due to tight schedule, will revisit in June 2025 per Mr. Arnold.

Public Hearing – Hudson Heights Mobile Home Park Expansion – Site Plan SPR3-2025

In accordance with Chapter 149 of the Town of Moreau Town Code, the applicant seeks a Site Plan Review for the addition of (8) manufactured housing units at Hudson Heights Manufactured Home Park. Use Permitted by Special Use Permit to allow up to a 50% expansion of a preexisting, non-conforming use. **Applicant:** Hudson Heights LLC. **Owner of Record:** same. **Agent:** Ethan Hall. **Property Location:** 1613-1617 Route 9. **Tax Map ID:** 63.-1-12. **Zoning District:** C1. **SEQR:** Unlisted.

Applicant is asking for approval of the site plan. He answered a question from a prior meeting regarding his water pressure tested, and he spoke with the Water Dept. and there are no issues to report.

Mr. Arnold opened the public hearing at 7:02pm.

No public or board comments were made.

Mr. Arnold proceeded with the SEQR review parts 1 and 2.

Ms. Purdue made a motion for a negative declaration on the project. Mr. Abrams seconded. All approved.

Ms. Purdue asked if the applicant could note on site plan, where the sewer would be connected and if there could be a timeline added if the Town approves the connection. The applicant will add public sewer locations and agree to a 1-year timeline after Town approval of public sewer hookup.

Mr. Arnold closed the public hearing at 7:13pm.

Mr. Hourihan made a motion to accept the final site plan approval. Mr. Shaver seconded the motion. All approved.

Mr. Shaver made a motion to have the mylars signed by Board Chairman and one other member when they are available. Ms. Purdue seconded. All approved.

New Business

SPR6-2025 Jacobie's Park Side Farm – Site Plan Review, SUB1-2025 – Subdivision Jacobie's Park Side Farm

Applicants seek site plan review and approval in accordance with 149-27 Supplementary Regulations (PUD) and Local Law 5 of 2025. Site to feature 181 individual dwelling units, private roads, reconfigured public road, open spaces and recreation areas, and connections of a walking trail to an adjacent subdivision, all adjacent to (west of) Harry Betar Park. To be serviced by public water and public sewer. **Applicant:** Cerrone Builders. **Owner of Record:** Jacobie Acres LLC. **Agent:** Environmental Design Partnership. **Property Location:** 11-29 Moreau Rec Road. **Tax Map ID:** 50.-3-28.2 & 64.-1-54. **Zoning District:** R-3. **SEQR Type:** Type 1.

Mr. Dannible, agent of record, spoke of some changes from previous plans. He states the cul-de-sac (roundabout) at end of Moreau Rec Road will now all be in the development and not into the park. They will have an exit to the park and now to the new fire access road being created by the Rec Dept that will run parallel to the Northeast line of development and the park. The developers have moved the 3 story apartment buildings to the side of the development rather than the end and added garages and additional 22 parking spaces due to concerns of the height of the building and blocking the view of the park and concerns about traffic from previous meetings, both Town and Planning Board.

Mr. Shaver asked about the new fire access road being added. He has concerns about going through the park. Mr. Dannible stated that the Town Board approved the road. Chris Abrams, Moreau Highway Superintendent states the road would be maintained by the Rec Dept. and not the Town.

Mr. Shaver asked if there could be shoulder or bike path lanes in the development to avoid pedestrians and traffic. He believes it is an accident waiting and has concerns with the fire access road, amount of traffic, bike and increased of pedestrian traffic. Mr. Shaver also has concerns with delivery people and truck traffic, secondary parking, and visitors of the development. Mr. Dannible states there is overflow parking and parking on the private roads within the development. Mr. Arnold asked where the house numbers would be located on both sides of the houses. Asked if they could be on both sides of units or deliveries made on private roads rather than Moreau Rec Road.

Mr. Matt Abrams asked what the speed limit would be in development. Mr. Dannible states 20MPH. Mr. Abrams asked if there were going to be stop signs at the 4-way intersection. Mr. Dannible said he would review it with the Highway Dept. Mr. Arnold if stop signs could be added where the private road meets the Rec Road also. Mr. Abrams also asked if the sidewalk could be extended to Gansevoort Road and Mr. Dannible states that it should be and will adjust site plan.

Mr. Seybolt asked if utilities would be added in phases. Mr. Dannible states that the water will access from Arrowhead development and Bluebird Rd, sewer from Gansevoort Road.

Mr. Shaver asked if the sewer had been approved for the project. Mr. Dannible states that it has not been approved but the Town is working with the end user and if not approved, then the project will not happen.

Ms. Purdue asked what phasing looked like. Mr. Dannible states in Phase 1, the access road, private roads and Rec Road and houses for model homes, apartment buildings and parking structures, second phases will be as units purchased.

Mr. Arnold asked where the commercial spaces are now. Mr. Dannible states they have been removed.

Mr. Nelson asked if the fences adjoining the properties were staying. Mr. Dannible states that the Rec owns the fence, but the project will have trees and landscaping on property lines.

Ms. Purdue asked if the elevations could be added to the site plan. Applicants will add.

Mr. Arnold asked if the 3-story buildings will have sprinklers. Mr. Dannible states that all buildings will be built to code.

Mr. Seybolt made a motion to approve setting up a public hearing on June 16, 2025. Mr. Abrams seconded. Mr. Dannible asked if the public hearing could be moved to July 21, 2025, being applicants and himself will be out of town. The Board was polled. All agreed except for Mr. Shaver and Mr. Nelson.

Old Business

Site Plan Reviews

SPR3-2025 Mr. Bills – Applicant seeks site plan review in accordance with 149-21 for the addition of a drive thru window at place of established business. The request is in accordance with Appeal 881 approved 3/26/25. **Applicants and Owners:** Mike and Beatrice Greenough. **Property Location:** 1720 Route 9. **Zoning District:** C1. **Tax Map ID:** 49.44-1-9-1. **SEQR:** Type II.

Applicants spoke of the things requested from prior meetings. They have had a traffic study completed. They have added bollards and fencing around playground areas. Noted septic and buffer locations on site plans. They have also noted the one-way directional arrows, exit and enter one-way signs, moving the playground entrance to the southside of playground.

Mr. Abrams made a motion to waive the public hearing being the drive through is not a major change to the business. Mr. Nelson seconded the motion. All approved.

Mr. Abrams made a motion to approve the site plan with the added exit/entry signage and arrows on blacktop and gated access to playground. Mr. Nelson seconded the motion. Roll call – all approved.

Mr. Shaver made a motion to have mylars signed when available. Mr. Seybolt seconded. All approved.

Subdivision

SUBD3-2024 – Hooper Subdivision – Applicant is seeking Preliminary Plat Review in accordance with Article IV of Chapter 124 Subdivision of Land of the Town of Moreau Town Code. Specifically, the proposal is for a Cluster Subdivision in accordance with Article IX of Chapter 124. The proposed subdivision will result in four (4) additional (new) lots.

Applicant: James and Suzanne Hooper **Owner of Record:** James Hooper. **Tax Map ID:** 64.-2-106.1. **Zoning District:** R5. **SEQR:** Unlisted.

The applicant states that this process started over a year ago and he is requesting to set up a public hearing in June. He states that he has revised the deed restriction so that there would be no public land, no common land, no HOA, 4 separate building lots, 1 lot(Lot 5) to be preserved for open space with no future building. Mr. Hooper will add the contour lines on all the remaining lands, add the total amount of wetlands, a new deed restriction. Mr. Hooper doesn't feel he and board should no longer be in a stalemate. There was some heated discussion back and forth with the board regarding the definition of a cluster subdivision and what Mr. Hoopers intention for the lands.

Mr. Bruening was asked to read the Cluster subdivision code for clarification. He explains that the purpose of the cluster subdivision specifically set forth in the code is to preserve the lands and open space of all the natural and scenic qualities of open space. It can also give a break to the applicant on the density but is up to the board to review and approve. Mr. Bruening will gladly work with Mr. Hooper on the deed restriction to provide the rights of all the owners of the lands to remain forever wild in perpetuity. He also states Town implemented Section 278 Town Law was implemented to enable flexibility in design and development of land in such as a manner to preserve the scenic and natural quality of land and open space and to comply with the Comprehensive Law. He states that the board can put conditions on size of lots, buildings, among other things restrictions.

Mr. Arnold spoke of the code he read was the landowner had to agree to give access to the other lands of development. The reason for the questions has repercussions because it will allow open sized lots in the R-5 in the future. Mr. Arnold needs to make sure they are reading the code correctly.

Mr. Westfall states its under definition of the zoning in the cluster subdivision code. Mr. Hooper states there is no requirement of the deed restriction as he reads. Mr. Bruening states that the board has final say in how they want to restrict the open land. Ms. Purdue states that the code was made to preserve the natural and open spaces. She thinks the language of the restriction he has written does not do that. She lives in a cluster development property and thinks that could work for this project. Mr. Hooper is willing to revise his deed restriction to get this approved.

Mr. Arnold states that if you go with undersized lots without tying them to other lands, your next move would be to go to Zoning Board to get the undersized lots approved. He states that this board is trying to work with you to get the 34 acres approved for a cluster development. Mr. Arnold asked if there was anyway his deed restriction can maintain the density requirement? Mr. Bruening states that if board and Mr. Hooper can come to an agreement on how much of lands will not be built on and used for open space, then we could work on the protection rights on the remaining lots. Is there anyway to preserve the lands used for open space? Yes, per Mr. Bruening.

You use the 34 acres as the development, use 20 for the open space requirement, give the conservation easement with development rights to the remaining lots (14 acres) with protected deeds.

Mr. Bruening will collaborate with attorneys to get the wording on all the deeds to protect Mr. Hoopers future wishes of the property.

Mr. Nelson had to leave the meeting at 9:15 pm.

Mr. Arnold states if we schedule a public hearing and all attorneys do not have get all paperwork completed, this subdivision will be tabled to next month.

Motion made by Mr. Shaver to set up a public hearing on June 16th at 7:02pm, Mr. Hourihan seconded. All approved.

Mr. Shaver made a motion to adjourn the meeting, seconded by Mr. Seybolt.

Meeting adjourned at 9:27 pm.

Signed by Diana Corlew-Harrison 5/28/25.