

A meeting of the Town of Moreau Planning Board was held on April 15, 2013 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York.

Chairman Jensen called the meeting to order at 7:00 p.m.

Present:

Peter Jensen	Chairman
Keith Osborne	Planning Board member
John Arnold	Planning Board Member
Reed Antis	Planning Board Member
Dave Paska	Planning Board Member
Erik Bergman	Planning Board Member
Ron Zimmerman	Planning Board Member

Also present: Linda Riggi, Alternate Planning Board Member; Joe Patricke, Code Enforcement Officer.

The minutes of the March 18, 2013 meeting were reviewed. Changes were requested to some comments of Mr. Arnolds and Mr. Patricke's. Mr. Arnold motioned to approve as amended and Mr. Zimmerman seconded. Motion carried, Mr. Osborne and Mr. Antis abstaining.

#1 RASP Incorporated Site Plan Review

Mr. Jones, architect and both applicants appeared.

Chairman Jensen: Since we have no public at this meaning so we will go straight to questions.

Mr. Osborne: What's the outdoor storage area for?

Mr. Jones: Finished product, metal cabinets, probably crated.

Mr. Osborne: Is that temporary?

Mr. Reynolds: Temporary per project. It's equipment that's designed to go outside, so it won't hurt it, it will sit for a month while we wait for trucks.

Mr. Osborne: 8 ft. chain link fence? Is it barbed?

Mr. Reynolds: No, it's just to keep kids out, they are bomb-proof anyway.

Mr. Osborne: 8 ft. is ok for commercial fences?

Mr. Patricke: It can be.

Mr. Osborne: Lighting is not downcast, what are they?

Mr. Jones: Pole lighting with a downcast fixture, on the building is wall packs with a downcast.

Mr. Osborne: L & R schedule says differently.

Mr. Jones: There is forward-throw on the roadway.

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Chairman Jensen: Mr. Robinson, have you had opportunity to review the stormwater for the project?

Mr. Robinson: Yes, there are some issues. It was done by KA Martin Engineers and there are minor things we can work out. We want to see 100-year storm can be handled without infiltration, and I think that's not the case and they may have to make the basin bigger to make that happen. Notice of Intent was left out. We want to see fencing or delineation to keep larger trucks off the septic during construction and people, snowplowing etc., off it afterwards. We had talked to them when we did infiltration and perc and deep test holes, everything's good. We had anticipated that the septic would infiltrate too quickly but it didn't. It's under a driveway that was there so it's compacted and perc was above a minute per inch.

Chairman Jensen: Under a lucky star.

Mr. Robinson: Other than that they are things we can work out and I talked to Ken Martin today. That basin needs to be a bit bigger and there are no land constraints to that.

Mr. Osborne: I notice that there's a lot of gravel in there, was it factored in as impervious?

Mr. Jones: Yes.

Chairman Jensen: Let's move in to the EAF.

Regarding Part B: 1-4:

Mr. Arnold: Is this number of parking spaces still accurate?

Mr. Jones: We have received approval from the Zoning Board of Appeals for a reduction in the required number of parking spaces.

Chairman Jensen: Help me with math. This reads that there is 31+ contiguous acres, develop almost 3, 3 left?

Mr. Jones: Project is on two sites, there is a third contiguous.

Part II: No Comments.

Public Hearing closed 7:25pm.

Chairman Jensen: Board, what would you like to do? What type of file notice would you like?

Mr. Osborne motioned for a negative declaration on the long form SEQR Review for RASP Incorporated.

Mr. Arnold seconded. Roll Call vote resulted as follows: Mr. Osborne, Yes; Mr. Antis, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Paska, Yes; Mr. Zimmerman; Yes, Chairman Jensen, Yes.

Mr. Osborne: I would like Garry to look at whether there's a need for additional E & S controls on the east slope, but otherwise this is one of the best plans we have seen in awhile.

Mr. Robinson: You can see why they have it.

Mr. Osborne: I could see that getting blown out if you get a gully washer.

Mr. Robinson: Slope is mild in there, steeper down lower.

Mr. Osborne: It's on a 45, just keep an eye on it.

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Mr. Robinson: With stuff coming down the hill, they don't own past there...no, they do. People do adjust these out in the field. It is right on the property line because they don't own there. They have it going out.

Mr. Osborne: That's one of the reasons why it is a concern. It's not a huge issue.

Chairman Jensen: DEC does inspect after any major event.

Mr. Patricke: You referred this to the County and we got a response: Approved. The condition was the ZBA Variance on parking and that is in the file.

Chairman Jensen: We can approve with a simple majority.

Mr. Arnold: Motion to approve site plan review subject to acceptable response to engineer's comments.

Mr. Bergman: Second.

Roll Call vote resulted as follows: Mr. Osborne, Yes; Mr. Antis, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Paska, Yes; Mr. Zimmerman, Yes; Chairman Jensen, Yes.

Mr. Zimmerman: Motion that the Chairman and one other member sign the final mylars when they are presented.

Mr. Bergman: Seconded.

No discussion. Roll Call vote resulted as follows: Mr. Osborne, Yes; Mr. Antis, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Paska, Yes; Mr. Zimmerman, Yes; Chairman Jensen, Yes.

Motion carried.

Chairman Jensen: Regarding McKenzie/Mackenzie, have we heard anything?

Mr. Patricke: They did not submit paperwork, they do anticipate being here for public hearing in May.

Chairman Jensen: Anything from Mr. Horning?

Mr. Patricke: I have nothing from any applicants. I do have something on Hal Leonelli's lands, which we subdivided. There was something wrong on the boundary line. Their lending company has made them go back and correct this. They would like to re-do the mylars with this correction on it.

Mr. Arnold: With a survey showing the boundaries meet, rather than the no-man's-land shown before?

Chairman Jensen: This is a project on Sisson Road. Title overlaps and gores were identified.

Mr. Arnold: Motion to sign revised mylars for Leonelli-Sisson Rd.

Mr. Antis: Second.

Roll call vote proceeded as follows: Mr. Osborne, Abstain; Mr. Antis, Yes; Mr. Arnold, Yes; Mr. Bergman, Yes; Mr. Paska, Yes; Mr. Zimmerman, Yes; Chairman Jensen, Yes. Motion carries 6-0-1.

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Mr. Osborne motioned to adjourn, and was seconded by Mr. Antis, All in favor, meeting was adjourned at 7:39 p.m.

Respectfully Submitted,

Tricia S. Andrews