

NOT APPROVED BY PLANNING BOARD – NO QUORUM AT FEBRUARY MEETING – NOT AN OFFICIAL MEETING

The regular meeting of the Planning Board, Town of Moreau, County of Saratoga, State of New York, was held in the Town Office Building, 61 Hudson Street, South Glens Falls, New York on February 23, 2009

Planning Board Regular Meeting

February 23, 2009

Attending Board Members: Chairman, G. Peter Jensen, John R. Arnold, Ronald Caulin,
Recording Secretary: Cherie Kory

Absent Board Members: James Edwards, Ronald Zimmerman, Thomas Field, Gary L. Dickinson

Others Present: Building Inspector, Joseph Patricke; Attorney for the Town, Martin Auffredou

Chairman Jensen called the meeting to order at 7pm.

Minutes from the January 26, 2009 regular Planning Board were presented, a Quorum was not present to take any action.

Discussion:

The next regular Planning Board meeting will be on the third Monday of the month: March 16, 2009

***Please note the recording secretary was unable to read audio file the following minutes are from hand written notes taken from the February Planning Board meeting. References made from 1/26/09 Planning Board audio recording.**

1. Winterberry Woods Subdivision – Sketch Plan Review

Travis Mitchell from Environmental Design presented a revised sketch plan review for a 37.69 acre subdivision on the South West corner of the intersection of Bluebird Road and Fort Edward Road. Majority of subdivision in R1; lot size a minimum of 15,000 sq ft on 23 acres with the remaining in R2, minimum lot size of 25,500 sq ft (9 lots) with a maximum of 77 lots permitted connected to water and sewer. The design layout density accommodates 66 lots...two access points one on Bluebird moved east and the other on the Fort Edward Road remained the same. Reduced corner lot to 2.5 acres maintaining the same density of 66 units with the average lot size on plan now at 12,500 sq ft to 36,000 sq ft at the largest. Added 2 green breaks on Bluebird Road and removed lot #31 on the stub. Increased green space from 8.75 acres to 10.6 acres of open space. Creighton Manning Engineering to conduct a traffic study.

Discussion:

Mr. Arnold: Concern on the line of site issue of the proposed Bluebird access. The entrance was better located at the bend on the first sketch

Mr. Patricke: Concern stub off lot #31 there is no standard "T"

Mr. Mitchell: Would extend a right of way to Town

Mr. Patricke: Suggested working with Steve Brody, the Highway Superintendent for maintaining required minimum of 40 ft frontage

Mr. Mitchell: water district #4; extend sewer district the proposed is a grinder pump owned by the Home Owners Association. The topography does not support a pump station.

Mr. Patricke: Offered the advice to open conversations with Jesse Fish and Tim Burly who will take over the water sewer soon

Mr. Caulin: Questioned the HOA maintenance on entire proposed or individual home

Mr. Mitchell: Maintenance will be offered to individual

Chairman Jensen Adjourned the Regular Planning Board meeting 8:30pm

Respectively Submitted, Signature on file

Cherie A Kory 3/1/09