

A meeting of the Town of Moreau Planning Board was held on June 16, 2014 in the Town of Moreau Office Building, 351 Reynolds Road, Moreau, New York.

Present:

G. Peter Jensen	Chairman
Linda Riggi	Planning Board Member
Reed Antis	Planning Board Member
John Arnold	Planning Board Member
Dave Paska	Planning Board Member
Erik Bergman	Planning Board member
Ron Zimmerman	Planning Board Member

Absent: None

Also present: Joe Patricke, Building Inspector/Code Enforcement Officer; Garry Robinson, Consulting Engineer; Tricia Andrews, Recording Secretary.

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

The minutes of the May 19, 2014 meeting were reviewed. Mr. Arnold motioned to approve the minutes of the May 19, 2014 meeting, Mrs. Riggi seconded, and the motion carried unanimously with Mr. Zimmerman and Mr. Bergman abstaining.

### **#1 Cobble Creek Subdivision Preliminary Plat Review**

Bill Rourke and Scott Reese appeared to show plans for the subdivision off of NY 32. Last month they were asked to convert the name of the road to "driveway." Now it says "drive" so there will be another edit. Sight distances are on the plans according to posted speed +10mph. They sent in a notice of intent to the Town and had a botanist walk the site. The botanist said that northern long eared bats could be found in the trees, but the site was not habitable for karner blue butterflies. For the bats, clearing has to wait until after Nov. 1- April because that is the bats' nesting time in trees bigger than 3 inches in diameter, but the bats aren't on the list yet. No bats were actually seen, but Mr. Rourke has no issue with this time period.

Mr. Patricke said that this "may" be requested and wanted to know how they would know to do that. Mr. Reese explained that the bats would have to be listed as endangered first.

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Mr. Arnold: You could clear in the winter and build in the summer?

Mr. Reese: Yes, it's just regarding when they remove the trees. The Town can recommend or encourage if this is critical, or we can wait and see if it is listed. We'd like to move forward and ask if the Board has additional questions.

Mr. Arnold: At the last meeting we asked for a maintenance agreement for the shared driveway, is that in place?

Chairman Jensen: We would pass that off to counsel.

Mr. Arnold: Has it been supplied?

Chairman Jensen: We'll require it if we approve, but not ahead of that.

Mr. Reese: You are just looking for how they will be maintained.

Mr. Patricke: Typically we have that before you get final approval. We see it and our attorneys clear it.

Mr. Paska: Who's going to make sure the culvert stays open?

Mr. Reese: Good question. Maybe that's part of the agreement because the DEC will want to make sure it is clear and the Town's not going to do it. It will be noted on the plans or deed.

Mr. Arnold: Culvert is adjacent to lots 1 & 2 and yet they are not likely to use that part of the driveway.

Mr. Reese: That would be to argue about in the agreement.

Chairman Jensen: That's why we want it.

Mr. Antis: What's the expense to make this work?

Mr. Reese: It 42" and usually they are 24" upstream. The size of the culvert is about 20 % natural stone base at the bottom for fish transport etc. But if large branches etc., get in there we would need to see it removed. It won't get clogged by general runoff because it's so large.

Mr. Arnold: Why is the proposed T- turnaround located where it is?

Mr. Reese: Lot 3 has 2 of those, by recommendation of this Board

Mr. Rourke: They require less than 1000 ft. from the entrance.

Mr. Arnold: OK, it seemed funny that Lot 4 would use it but it's on Lot 3 because of that requirement.

Mr. Antis: Garry, how does this compare to the ones that didn't work lately in Town?

Mr. Robinson: The ones we worked on were really large, this is small in comparison to those because they were 8 ft. or 16 ft., but this one is still pretty big.

Mr. Reese: The original 24" was pretty well washed out.

Mr. Robinson: DEC has guidelines for this, it's pretty black and white, 120% of the width of the stream, with part of the bottom prepared for the fish, etc.

Mr. Zimmerman: Didn't Garry say that the drives have requirements?

Mr. Robinson: It applies to all drives.

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Mr. Zimmerman: On the plans?

Mr. Robinson: Yes, on the plans. The turnarounds are on there, there are some other requirements.

Mr. Reese and I need to talk about some details.

Mr. Zimmerman: Width, load, cutting back trees?

Mr. Robinson: Width is on that. The T at the end might not be necessary; you might be able to go down to a regular driveway width. Look at it like a guy on a fire truck trying to fight a fire. The canopy can't be too low. Requirements in building code are pretty specific. We can go over it.

Mr. Arnold: The notes on the top don't make sense. I thought shared driveway was for 1, 2, 3, and 4 until it gets to lot 3, so I think those are not quite right. No issues with flooding on the site?

Mr. Reese: We are building on the ridge, the stream is pretty well defined.

Mr. Arnold: What about flow-through flooding?

Mr. Reese: There's a culvert under the road, goes into a small pond. It widens and flattens and is well defined, we are well away from it.

Mr. Patricke: Is the speed limit really 40?

Mr. Arnold: It's 55mph through there. Caution signs are for 40, but people go 60.

Mr. Rourke: You're saying it's cautionary?

Mr. Patricke: Re-do that note, there have been accidents in there, it's 55 even though we tried to get it lowered to 45.

Mr. Reese: Can we move on to the next stage?

Mr. Arnold: Tell me if at 55 mph the sight lines are still going to be acceptable.

Mr. Rourke: We took the sight distances before we took out any of those trees.

Mr. Reese: Currently 710 ft. and 720 ft. If we use 55mph, you need 495 ft. and 606 ft. for passenger cars.

Mr. Arnold: We're still good then.

Mrs. Riggi motioned to schedule a public hearing on July 21<sup>st</sup> at 7:00p.m. subject to satisfactory completion of the items discussed tonight. Seconded by Mr. Arnold, all in favor, motioned passed unanimously.

The clarifications expected include the shared driveway agreement, sight distance verification, using the word "Driveway", and meeting with Garry about a few things. Applicant will supply everything to Mr. Patricke in time to go to Saratoga County before the public hearing.

Mr. Zimmerman motioned to assume the role of Lead Agency for the EAF for Cobble Creek, seconded by Mr. Arnold. All in favor motion passed unanimously.

DOT, DEC, County, school has asked to be informed of all subdivisions.

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Mr. Patricke presented to the Board a proposal for the traffic study on the Bluebird Trace Harrison Quarry subdivision. The consultant chose 5 intersections to work on.

Board members wanted to understand the process and how to know if there is not a meeting, and were assured that even if they don't receive paperwork there will be a meeting unless they receive a phone call.

Mr. Antis motioned to adjourn, and was seconded by Mrs. Riggi. All in favor, meeting was adjourned at 7:34 p.m.

Respectfully Submitted,

Tricia S. Andrews