

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 November 15, 2010

Planning Board Regular Meeting

November 15, 2010

Attending Board Members: Chairman, G. Peter Jensen
Keith Osborne, Chris Barden, John R. Arnold, Thomas Field, Erik Bergman, Ronald Zimmerman
Alternate: Dave Paska
Recording Secretary: Cherie Kory
Absent Board Members: None

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

Chairman, G. Peter Jensen called the meeting to order at 7pm.

1. Motion: To approve the October 18, 2010 Planning Board minutes as Amended, by: **Ron Zimmerman:**

Second to Motion: John Arnold

Discussion/Corrections:

Consensus from board to replace the wording road with "easement" under Barody introduction
Add the wording "lot line" under Whipple, Mr. Osborne questioning the existing

Roll Call: 6 Ayes: 1 Abstained: Tom Field

Motion Carried.

AGENDA

1. Barody, MaryJo – Subdivision – Public Hearing, Preliminary Plat Review

Mike O'Connor, on behalf of the Barody family, seeks a four-lot subdivision creating three new homes, with one existing. One lot is located on the lane known as Sweet Road/Easement the other two located on the extension connected from Route 9. As requested the easement width is changed. The homes serviced by Town water. Crosscut on the map indicates the easement traveled. A clearance letter from SHPO presented and the understanding from Mr. Patrick is no opposition from Emergency Services. Eight to Ten Homes currently served in this area.

Chairman Jensen: set the ground rules to maintain the decorum of the meeting, opening the Public Hearing – **NO Comments**

Mr. Osborne: question any existing wetlands; the response was none from Mr. O'Connor

Mr. Arnold: question the need for a turnaround to accommodate emergency services.

Mr. Patricke: driveways serve as turnarounds, the Town only requires on a road maintained by the Highway Dept.

Mr. Arnold: requested the labeling of the private road

Mr. O'Connor: stated from a 911 point of view labeling requested at the intersection, occurs more around lake areas on private roads, lanes, easements. May need addressing on a Town wide basis.

Mr. Patricke: stated the private roads currently in the Town labeled as Lane

The Board reviewed and commented on the Long Form EAF presented by Barody Subdivision, no adverse environmental impacts founded. The following changes made:

Change Five (5) lots to Four (4)

Part 1-B, 1. (h) Ultimately 2 single family, 2 two family, **1. (j)** Change 7.3 to 40, **16** replace 2 tons of solid waste to .5 tons, **C, 9.** Change 5 to 4, **9. (a)** from 33,888' to 43,632 sq. ft., **11.** Change from N to Y adding wording minimal,

Part 2, 1. N approving a subdivision not approving construction, **2-20 N, no visual addendum required**

Chairman Jensen: polled the public for any environmental concerns – NONE

Public Hearing closed at 7:34pm

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Discussion: the action the Board considers when reviewing Part 2 of the Full Environmental Assessment Form. Council responded; the board is reviewing a residential subdivision zoned for residential use, conforming to the Town's building codes, approving lots in conformance with zones. Consider the action as drawing lines on a map. The Board agreed each subdivision stands on its own merit, the Board has the discretion to request more information.

1.Motion: To declare a negative declaration on the Long Environmental Assessment Form for the Barody Subdivision by: **Mr. Zimmerman**

Second to Motion: Mr. Osborne

Roll Call: Keith Osborne Y, Chris Barden Y, John R. Arnold Y, Thomas Field Y, Erik Bergman Y, Ron Zimmerman Y & Chairman Jensen Y

Motion Carried.

2.Motion: To grant preliminary approval requesting approval from property owner (Sweet) allowing Road signage indicating direction for the Barody Subdivision by: **Mr. Field**

Second to Motion: Mr. Osborne

Roll Call: Keith Osborne Y, Chris Barden Y, John R. Arnold Y, Thomas Field Y, Erik Bergman Y, Ron Zimmerman Y & Chairman Jensen Y

Motion Carried.

3.Motion: To waive the requirement of final approval at a separate Board meeting from preliminary approval for the Barody Subdivision by: **Mr. Zimmerman**

Second to Motion: Mr. Field

Roll Call: Keith Osborne Y, Chris Barden Y, John R. Arnold Y, Thomas Field Y, Erik Bergman Y, Ron Zimmerman Y & Chairman Jensen Y

Motion Carried.

4.Motion: To grant final approval and have the Chairman and one other member of the Planning Board sign the Mylar when presented for the Barody Subdivision by: **Mr. Field**

Second to Motion: Mr. Barden

Roll Call: Keith Osborne Y, Mr. Barden Y, John R. Arnold Y, Thomas Field Y, Erik Bergman Y, Mr. Zimmerman Y & Chairman Jensen Y

Motion Carried.

Mr. Patricke: reminder 60 days to file with Saratoga County with the Boards signatures if ignitable

2. Whipple, Fred – Subdivision Sketch Plan Review

Mr. Rourke on behalf of Fred Whipple seeks a 5-lot subdivision on the south side of Jackson Road. The Town received a letter from EDP consulting confirming no endangered species on the property. The Board requires a Long Environmental Assessment Form. The utility wire delivering power over the hill to the camps had no adverse findings; the wire is not high voltage. Mr. Rourke requested a Public Hearing for the next Planning Board meeting. The Board agreed contingent on the completion of a Long EAF.

1.Motion: To declare the Town of Moreau Planning Board as Lead Agency on Long Form SEQR for the Whipple subdivision by: **Mr. Field**

Second to Motion: Mr. Osborne

Roll Call: 7 Ayes: 0 Abstained

Motion Carried.

2.Motion: To schedule a Public Hearing for the Whipple subdivision on December 20th, 7 pm by: **Mr. Zimmerman**

Second to Motion: Mr. Field

Roll Call: 7 Ayes: 0 Abstained

Motion Carried.

Mr. Osborne: questioned the access to lot #4

Mr. Rourke: 30' on the narrow side to the west this is the best choice

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Mr. Patricke: the preference is to be away from the curve in the road and the slope.

Mr. Osborne: requested lot #5 be shown and the access point on the drawing

Mr. Rourke: agreed...the fifth lot is approximately 30 acres

Mr. Patricke: the connection into Jackson road is the abutment. 40' physical abutment is code

Mr. Rourke: the lot abuts Jackson road with 50' of frontage

Mr. Osborne: requested showing 50' on the map at the end of Jackson road

Mr. Patricke: Friday November 19th is cut off to make 30 days

1. Motion: To adjourn Regular Planning Board meeting at 7:58 pm by **Mr. Zimmerman**

Second to Motion: Mr. Arnold

Roll Call: 7 Ayes:

Motion Carried.

Respectively Submitted, Signature on file

Cherie A Kory 11/21/2010