

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 16, 2009

## **Planning Board Regular Meeting**

**November 16, 2009**

### **Attending Board Members:**

Chairman, G. Peter Jensen, Keith Osborne, John R. Arnold, Thomas Field, Erik Bergman, Ronald Zimmerman

Recording Secretary: Cherie Kory

**Absent Board Members:** James Edwards

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

Chairman Jensen called the meeting to order at 7pm.

**Motion:** To approve the October 19, 2009 Planning Board minutes as Amended, by: **Mr. Zimmerman:**  
**Second to Motion:** Mr. Arnold

### **Discussion/Corrections:**

Pg 1297 Mr. Arnold: tracks to "tracts"

Pg 1298 Mr. Field: add "not" simply and omit followed add "into"

**Roll Call:** 6 Ayes 0 Abstained:

**Absent:** James Edwards

**Motion Carried.**

## **AGENDA**

### **1. Schermerhorn Subdivision – Bluebird Road & Gansevoort Road Sketch Plan Review**

**Travis Mitchell** from Environmental Design here to review the proposed 45-acre subdivision on the southeast corner of Bluebird and Gansevoort Roads. The last few meetings identified the density calculations. Presented the same layout as last month, Senior cluster of 19 lots with the average lot size of 9,200 sq ft full maintenance included. The remaining 65 lots with the average lot size of 12,500 sq. ft. The open space areas behind the lots have the option of maintenance from the Home Owners Association (HOA). Eliminated the Boulevard and increased the open space proportionally on each side. Added sidewalks internally to common space in the "Senior" component as suggested. The board also requested an alternative cluster layout with the open space traditionally consolidated all in one area: represented. The total length of roadway and open space decreases eliminating areas behind the units. The "Senior" component is no longer defined in one area taking any 18/19 lots and restrict them to seniors. The preference remains, considering the character of the land and the underlying density, the best use is shown in the revised layout.

**Mr. Field:** concerned with the open space corridors to ensure they will have grading and planting plans

**Mr. Mitchell:** the status of open field will have a planting plan...are not at that stage yet. The best way to handle the open space will be through the HOA language. A provision of routine maintenance can be incorporated.

**Mr. Patricke:** provision for 90 trees... this is an unusual layout, normally trees are removed from subdivisions, and here trees will be added. Questioned... tree plantings in the open space areas.

**Mr. Mitchell:** A planting plan will lend character to the open areas

**Mr. Zimmerman:** plantings as an anchor for the homeowner to assist in defining boundary is addressed in the previous meeting.

**Mr. Mitchell:** Open to discussions to work out with the board, however before advancing to that level would like to get the board more comfortable with the layout itself.

**Mr. Arnold:** questioned a walking trail to the center open space not in the "Senior" component i.e. gravel to keep walking off the streets

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**Mr. Mitchell:** not opposed to the idea will address as the plan moves forward

**Mr. Osborne:** agrees a pedestrian walkway/path not paved discourages bikes skateboards etc. Maintains the position of liking more contiguous open space verses the strips of land left open, suggested less lots that are larger

**Mr. Mitchell:** with the underlying density as a cluster this is the best layout with the defined "Senior" component

**Mr. Osborne:** likes the "Senior" component and the entrances however uncomfortable with the amount of impervious roadways

**Mr. Mitchell:** directed to Mr. Osborne...ready to take the plans to the next level however if the board has another plan they would like to put forward keeping with the affordable housing product. Decreasing the number of lots and increasing the sizes raises the price per lot.

**Mr. Arnold:** from all the plans presented the full density build out is best represented in the revised plan with the designated "Senior" component

**Mr. Bergman:** questioned the access to the Park in the southwest corner separating the two lots to grant access From the lot owner to the north or Jacobie's

**Mr. Mitchell:** agreed... intended to separate the next set of plans will reflect the change

**Mr. Arnold:** questioned the Town making its decision on recreation fees... also would like to see lot # 12 removed across from the exit road

**Mr. Mitchell:** agreed and the other lot at the end of the Boulevard moved to one side to avoid headlights from vehicles.

**The consensus from the board is to move forward through conceptual and continue to work on traffic, archeology, and endangered species**

**Mr. Patricke:** requested Mr. Mitchell use the Towns traffic consultant: Peter Faith as a resource to concur on issues presented keeping communications opened.

## **AGENDA**

### **2. Toadflax – Rte 9 Site Plan Review**

**Disclosure: Chairman Jensen has had a contractual relationship with Toadflax Nursery not in Relation to this matter before the board tonight**

Richard Morris owner – presenting an amendment to a drawing presented in May 2009 plans for proposed 32' x 50' covered bin using Jersey barriers for sand and salt storage area. The sand salt storage would diminish over the seasonal months remaining empty in the spring and summer seasons. As requested not shown in the first Phase Green house #6 referred to as the "Head House" connecting all the greenhouses. A freestanding greenhouse with high side walls allowing pass through for production: plantings, as another green house becomes available the product is moved in off-season without having exposure to adverse conditions. Number 6 connects houses 7, 8, 9, 10 and 11. Currently the use is a shade house. The Board agrees with the location of the proposed potable building sited on the May 2009 plans. The building met all setbacks; the open issue was use of the building for merchandise and meeting the Town of Moreau codes for occupancy.

**Chairman Jensen:** questioned the sand salt bin erected on a grade or slap

**Mr. Morris:** preferred a impervious surface of black top not corrosive to salt

**Mr. Field:** questioned if black top was a impervious surface

**Mr. Morris:** the underlying surface would have to be resistant to digging into the bin with a loader, the rooftop and high ground would keep the water out.

**Mr. Osborne:** question the use for on sight

**Mr. Morris:** no it will be for off sight contracts over the winter months, currently the product is purchased per load, not cost effective

**Mr. Osborne:** questioned the height

**Mr. Morris:** 18 feet

**Mr. Zimmerman:** no existing pad and is the proposed for this coming season

**Mr. Morris:** yes...

**Mr. Arnold:** directed to Mr. Patrick...the requirements for sand salt containment/collection system

**Mr. Patricke:** will refer to the DEC...a Town building has known sand salt contamination

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**Mr. Morris:** there will be leaching if left uncovered...must mix the salt into the sand

**Mr. Zimmerman:** questioned the sense of how much used in a calendar year: specifically the poundage of salt

**Mr. Morris:** upwards of 2 to 3 tons

**Mr. Arnold:** designing a collection system to redirect any drainage back into the sand will be advantageous keeping any runoff from escaping outside of the building

**Mr. Morris:** Toad Flax currently does not use salt on its facility; the use is for offsite contracts

**Mr. Osborne:** In regards to the building #6 is that use for the public

**Mr. Morris:** No, it has been blocked off for production only. Retail and stocking is more upfront. Currently the building is a frame

**Mr. Osborne:** what will be used for shading now that the building will be used for production **annual perennial**

**Mr. Morris:** shading is minimal, accommodated at one end

**Mr. Osborne:** concerned over access to the shown boiler

**Mr. Patricke:** the access will remain the same the boiler is at the back of the house

**Chairman Jensen:** the boiler shown between greenhouses #7 & #8

**Mr. Patricke:** agreed between the greenhouses is a concern and will do a site survey

**Mr. Morris:** #7 & #8 do the bulk of seasonal production and the feed lines run on either side of the boiler. Radiant heated floor in one house and circulation fans in the other.

**Mr. Field:** how does the detention basin work and is it for storm water runoff or irrigation water

**Mr. Morris:** the area is nursery stock on low grade rising back up approximately 4' deep. During dry season the excess watering or heavy rains collect and perk out

**Mr. Field:** questioned the adjacent parking area used in the operation

**Mr. Morris:** the area is rented and managed by Toad Flax for overflow

**Mr. Patricke:** the question is how to consolidate and establish the business as it continues in operation, changes are eminent in the future

**Mr. Zimmerman:** requested the parking be shown if it is in use

**Mr. Arnold:** questioned the requirements for bins used across route 9 and the source of compost not under cover

**Mr. Morris:** one is bark and another could be cow or chicken

**Mr. Arnold:** questioned housing livestock that is outside of zoning in a commercial use

**Mr. Zimmerman:** requested all holding be shown and present the changes in phases

**The consensus of the board is to conduct a site survey for clarification on inventory issues presented**

**1.Motion:** To conduct a site survey November 19, 2009 at 2pm to review direction of storm water, parking, boiler location and sand salt bin as identified in Site Plan Review by: **Mr. Field**

**Second to Motion:** Mr. Bergman

**Roll Call: 6 Ayes 0 Abstained**

**Absent:** James Edwards

**Motion Carried.**

Dead line for paper work due December 7. 2009 the next Planning Board December 21, 2009

**Chairman Jensen:** requested moving forward with another workshop to discuss, rezoning

**1.Motion:** To hold a workshop on November 30, 2009 at 6pm to review rezoning issues as identified as Site Plan Review by: **Mr. Osborne**

**Second to Motion:** Mr. Fields

**Roll Call: 6 Ayes 0 Abstained**

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**Absent:** James Edwards

**Motion Carried.**

**2.Motion:** To adjourn Regular Planning Board meeting at 8:10 pm by: **Mr. Zimmerman,**

**Second to Motion:** Mr. Osborne

**Roll Call: 6 Ayes, 0 Abstained**

**Absent:** James Edwards

**Motion Carried.**

Respectively Submitted, Signature **on file** Cherie A Kory 10/25/09