

A meeting of the Town of Moreau Planning Board was held on November 17, 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
Charlene Endal	Alternate Planning Board Member
Dave Paska	Planning Board Member
Ron Zimmerman	Planning Board Member

Also present: Joe Patricke, Code Enforcement Officer; Garry Robinson, Consulting Engineer; Karla Buettner, Attorney for the Town; Tricia Andrews, Recording Secretary.

Absent: Erik Bergman, Planning Board Member

Chairman Jensen called the meeting to order at 7:00p.m. The minutes of the September 15, 2014 meeting were reviewed. Mr. Zimmerman motioned to approve the minutes with two corrections and Mr. Arnold seconded. Motion passed unanimously. 1783 2/3 down, the Town Attorney had said: JML 222 does not apply...should be 500ft., not 200 ft. and on p.1787 6 lines down, Discussion “turned,” not tuned.

#1 Bluebird Trace/Harrison Quarry PUD
Apartments & Townhomes
Site Plan Review

Mr. Mitchell was here to represent Bluebird Trace/Harrison Quarry. SEQR is complete. Outstanding were comments back from the Town’s traffic consultant, which were recently provided to the Board. Chairman would like to discuss the last paragraph of the letter, which concludes that the project will not have a significant impact if certain sight distance improvements are acceptable to Saratoga County DPW. Mr. Mitchell explained that from the driveway looking southwest, there are some guiderails that will be moved off the road about 2-3 ft. The driveway is in the same place, this just allows a driver to see further down the road.

Chairman Jensen asked the Board for any further questions concerning the PUD and what they would like to do. We’ve completed everything on SEQR for this project and Mr. Faith’s response was the only thing lacking.

Ms. Riggi: Motion to grant final site plan approval for the Bluebird Trace /Harrison Quarry PUD on the condition that Saratoga County approves the changes to the guardrails and the Town Engineer signs off on that. The approval is also conditional on the creation of the Sewer District by the Town Board, which is also pending. Mr. Antis seconded. Roll call vote proceeded as follows: Mrs. Riggi, Yes, Mr. Antis, Yes; Mr. Arnold, Yes; Mrs. Endal, Yes; Mr. Paska, Yes; Mr. Zimmerman, Yes; Chairman Jensen, Yes.

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Mr. Zimmerman motioned that the chair and one other member sign the mylars for the project when they are provided and the motion was seconded by Mr. Paska. Motioned passed unanimously with no roll call.

#2 Galusha & Sons, LLC
Feeder Dam Subdivision
Preliminary Plat Review

Mr. Heller appeared to represent Galusha & Sons.

A motion to reopen the public hearing was made by Mr. Zimmerman, and seconded by Mrs. Riggi. The motion was unanimously approved.

No public comment was received.

The Chairman explained that SEQR has been completed for this project except for a response from SHIPO. All members of the Board got the letter. For the record the letter indicates that the project has “no impact on cultural resources in or eligible for inclusion in the State and National Register of Historic Places.”

The public hearing was closed at 7:13.

The Chairman asked for a motion for declaration concerning SEQR.

Mrs. Riggi made a motion for a negative declaration on SEQR for the Galusha & Sons Feeder Dam Road Subdivision, and was seconded by Mr. Zimmerman. Roll call vote proceeded as follows: Mrs. Riggi, Yes, Mr. Antis, Yes; Mr. Arnold, Yes; Mrs. Endal, Yes; Mr. Paska, Yes; Mr. Zimmerman, Yes; Chairman Jensen, Yes. Motion carried 7-0.

Chairman Jensen: The Applicant is pursuing preliminary approval. We have followed our Town ordinances up to this point, what would you like to do?

Mr. Zimmerman: Are we waiting for anything from Saratoga County? Gary?

Mr. Robinson: We would like to see the mylars, but he had everything in place for the last meeting.

Mr. Zimmerman motioned for preliminary approval. Mrs. Riggi seconded.

Roll call vote proceeded as follows: : Mrs. Riggi, Yes, Mr. Antis, Yes; Mr. Arnold, Yes; Mrs. Endal, Yes; Mr. Paska, Yes; Mr. Zimmerman, Yes; Chairman Jensen, Yes. Motion carries 7-0.

Chairman: If you wish to move forward, anything that is still hanging we cannot grant final approval and ~~final~~ **preliminary** approval at the same meetings, they must be separate, would you like to be on the agenda for next month? [**amended** 12/15/14]

Mr. Heller: Yes.

Chairman Jensen: I urge you to review your notes and anything outstanding from consultants, to make sure that you two agree. Do you have any questions of us?

Mr. Heller: No.

Next Meeting is Dec. 15th. Documentation will be due on the 1st of December. Mr. Patricke would like to see a name on the subdivision.

Mr. Patricke reminded everyone that they should go to the January Planning Meeting if at all possible.

The Chairman wished everyone happy holidays.

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Motion to adjourn was made at 7:20 by Mr. Arnold and seconded by Mrs. Endal. Motion carried unanimously and the meeting was adjourned.

Respectfully Submitted,

Tricia S. Andrews