

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 October 18, 2010

Planning Board Regular Meeting

October 18, 2010

Attending Board Members: Chairman, G. Peter Jensen
Keith Osborne, Chris Barden, John R. Arnold, Erik Bergman, Alternate: Dave Paska, Ronald Zimmerman

Recording Secretary: Cherie Kory

Absent Board Members: Thomas Field

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 September 20, 2010 Planning Board minutes as Amended, by: **Mr. Arnold:**

Second to Motion: Mr. Osborne

Discussion/Corrections:

None

Roll Call: 6 Ayes: 1 Abstained: Mr. Zimmerman

Absent Board Members: Thomas Field

Motion Carried.

AGENDA

1. Barody, MaryJo – Subdivision Preliminary Plat Review

Mike O'Connor representing MaryJo Barody's four lot subdivision. Revisions made to the current map per the Board's requests because of the previous meetings. Changed the markings from roadway to easement and widened the ~~road~~ **easement** to 40'. Noted on the map the easement is private to landowner. **[amended 11/15/10]**

Mr. Arnold: questioned the widening on each side or at the road to the point of control

Mr. O'Connor: at the point of control

Mr. Zimmerman: has the Fire department reviewed and commented

Mr. Patricke: that will occur this week as part of the Public Hearing at the Town Board Meeting

Mr. O'Connor: Mr. Rourke contacted Paul Joseph and the Towns engineer, Jim Mitchell for the specs indicated on the map

Chairman Jensen: as designated on the EAF has the lot size changed from five lots

Mr. O'Connor: the size of the total parcel has not changed the interior geometry has changed. The proposed conveyed as four parcels planned to go to the health department.

Mr. Arnold: questioned the 40' width of the road to second roadway

Mr. O'Connor: in excess of that 49' at one end to 57' at the bottom

1. Motion: To schedule a Public Hearing November 15, 2010 for the Barody Subdivision by: **Mr. Osborne**

Second to Motion: Mr. Barden

Roll Call: 7 Ayes:

Absent Board Members: Thomas Field

Motion Carried.

2. Motion: To declare the Town of Moreau Planning Board as lead agency under SEQR for the Barody Subdivision by: **Mr. Osborne**

Second to Motion: Mr. Bergman

Roll Call: 7 Ayes:

Absent Board Members: Thomas Field

Motion Carried.

Mr. Patricke: reminder to Post Subdivision Signage two weeks prior to the Public Hearing meeting

2. Whipple, Fred – Subdivision Sketch Plan Review

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 October 18, 2010

Mr. Patricke: announced the property presented underwent numerous subdivisions offered before this board in the past four years; once with the school and another with Mr. Whipple and his sister. Time has expired.

Mr. Rourke on behalf of Mr. Whipple's Jackson Road property proposing a 5-lot subdivision. The south portion sold to the school and the property along the Hudson River divided equally between Mr. Whipple and his sister. The remaining five plus acres is zoned R2, 22,500 sq ft. zoning with water and sewer meeting the road frontage requirements. Single Family residents

Mr. Patricke: two lots are existing exceeding the minimum requirements Fred is combing the two and re-dividing them to get three buildable lots with one left for the additional property. Located in water district two and no creation of new roads. Lot 4 narrows however; the slope will accommodate the septic. The Towns prescribe method of lots is parallel with the streets the line perpendicular.

Mr. Osborne: requested indication of the existing **lot line [amended 11/15/10]**

Chairman Jensen: referred to the markings "lands retained by Mr. Whipple" is that another lot making the subdivision 5 lots = 4 lots plus the left over...consensus is FIVE lots

Mr. Whipple: there was 31 acres

Mr. Arnold: questioned the right of way for electrical

Mr. Rourke: unwritten by Niagara Mohawk not high voltage access only residential

Mr. Patricke: distance is more than 10' statement should be on drawing from Niagara Mohawk book

Mr. Rourke: the left over is steep and wet, camps exist at the bottom and may be interested in a purchase for garage

Mr. Patricke: From the Towns point of view, the best thing to happen to that land would be adjustments from the adjoining property at the bottom of the slope

Chairman Jensen: polled the Board and found no evident problems with the Sketch Plan. Requires long form EAF, the application is not complete the drawings should reflect the Five lots, soil data, letter from botanist regarding endangered species, letter from Archeological, driveway's shown and house locations in regards to the septic particularly on Lot #4

Mr. Patricke: reminder November 1, 2010 is deadline for November 15th meeting

Mr. Patricke announced "SAVE THE DATE" for the January 2011 Saratoga Seminar

1. Motion: To adjourn Regular Planning Board meeting at 7:46 pm by **Mr. Zimmerman**

Second to Motion: Mr. Paska

Roll Call: 7 Ayes:

Absent Board Members: Thomas Field

Motion Carried.

Respectively Submitted, Signature on file

Cherie A Kory 10/25/2010