

Agenda
Town of Moreau
Town Board Meeting
October 28, 2025
7:00PM

6:45 p.m. Month End Audit Meeting
7:00 p.m. Regular Town Board Meeting
Roll Call / Pledge of Allegiance

1. Set Future Meetings / Upcoming Events
2. Approval of Minutes
 - September 23, 2025 –Regular Town Board Meeting
 - October 14, 2025 – Regular Town Board Meeting

Public Comment Period

***This is solely for comments and questions which pertain to agenda items.*

3. Old Business
 - Town Hall Holidays
 - Vendor Name Change
4. Requests for Proposal
5. Town Court Request
 - New Hire – PT
6. Water & Sewer Department
 - AquaLogics
7. Transfer Station Request
 - Loader Tires
 - New Hire – PT
8. Building, Planning and Development Office
 - MJ Proposal – Wetland Delineation for Park
 - Hudson River Valley Grant Resolution
9. Recreation Department
 - Rec Basketball Program
10. Supervisor's Office
 - BOCES Contract
11. Monthly Department Head Reports
 - Assessor, BPD, Historian, DCO

Public Comment Period

***This is open to any comments pertaining to town business from the audience.*

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|------------------------|-----------------------|
| 12. Committee Reports | 14. Executive Session |
| 13. Supervisor's Items | 15. Motion to Adjourn |

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on September 23, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

The meeting was held in person and called to order by the Supervisor at 7:00 p.m. with an attendance roll and the Pledge of Allegiance.

PRESENT: Patrick Killian Councilmember
Mark Stewart Councilmember
Jesse A. Fish, Jr. Supervisor

ABSENT: John Donohue, Jr. Councilmember
Kyle Noonan Councilmember

ALSO PRESENT: Erin Trombley Town Clerk
Anna Labiak Water Clerk
Glen Bruening Town Counsel
Josh Westfall Building, Planning and Development (BPD) Coordinator
Chris Abrams Highway Superintendent
Kristian Mechanick Water Superintendent
Elizabeth Bennett Confidential Secretary

OTHERS PRESENT: Paul Itzo, Jeremy Bunblasky (Seaboard Solar), Brandon Fergason (EDP), Elizabeth Belair, Maureen Jackson, Michael Seitz, Luke Michaels, Maureen Dennis (Schermerhorn Real Estate Holdings), Sheila Itzo, Ken Trout, Nancy Gooley, Alex Portal (Post-Star).

FUTURE MEETINGS/UPCOMING EVENTS

Supervisor Fish said the Town would host the annual Trunk or Treat event at the Betar Recreation Park on October 26 from 2-6 p.m. He said the event always seems to be a good time. Councilmember Stewart said Recreation Department staff were hard at work signing people up to host trunks, that the Highway Department would have a presence at the event. He said he was excited to offer this opportunity to the residents again this year.

PUBLIC HEARING – Seaboard Solar (Potter Road)

Supervisor Fish introduced the public hearing as being for Local Law 9 of 2025, rezoning M1, M1A, and M2 Districts.

Resolution 371-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Killian to open the hearing.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Absent
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0.

Supervisor Fish opened the floor for comments. He asked if the Board had any comments. Councilmember Stewart asked if this was regarding Seaboard Solar. Attorney Bruening said the public hearing was for both the local law and site plan for the proposed Seaboard Solar project. No comments were made. Councilmember Stewart asked if any comments had been received by the Town Clerk. She replied that there had not.

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Todd Tierney said the Town needs commercial development, which requires additional residential growth and increased median income. He said the proposed overlay map covers prime potential residential real estate sites. He said the other sites were not usable for housing but this one is. He said he did not support the project.

Councilmember Killian said there are lots of other projects underway and additional information coming in. He said they would take Mr. Tierney's opinion into consideration. Councilmember Stewart said he had spoken with the engineering team and BPD Coordinator Westfall. He said the real issue is that the landowner would like to make money on the land without developing it. He said the solar site would not lock up the land forever; rather it would be a 20–30-year investment, following which he could choose another option. He said he believed that within the boundaries of the law, an owner should be able to do what they want with their land. He said the applicant had gone above and beyond the law's requirements for the proposed project. Supervisor Fish said the Town's engineers had reviewed the proposal, all the setbacks had been met, and there had been no neighbor complaints. Councilmember Stewart said Mr. Tierney owns a neighboring property. Mr. Tierney said the array will be visible from some parts of his property.

Supervisor Fish said more residents were needed before more commercial development will come but that the "build it and they will come" attitude was not the current approach. He said population density had to be developed first. He said some projects under consideration along Route 9 would increase density significantly if they are approved. He said this would take time, and that he had observed growth at exit 18, saying it had taken 50 years for that area to grow and become developed. Councilmember Killian said he could see both sides of the issue and that all the information will be considered.

The Supervisor asked the Town Clerk to read a prepared resolution. She read:

Having opened a public hearing on September 23, 2025 to take comments regarding Seaboard Solar's proposed solar project at 35 Potter Road; **BE IT RESOLVED**, that the Town Board hereby closes the public hearing.

Resolution 372-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Killian to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Absent
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0.

PUBLIC HEARING

Supervisor Fish introduced the public hearing as being for Local Law 10 of 2025, regarding unsafe structures.

Resolution 373-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Killian to open the hearing.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Absent
Councilmember Killian	Aye
Councilmember Noonan	Absent

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Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0.

Supervisor Fish opened the floor for comments.

Kevin Ostrander asked what had inspired this law, because he said the property maintenance code already covers the types of unsafe structures under consideration. Supervisor Fish said sometimes the issue is the inability to reach the property owner, indicating that the Town would like to clean up an unsafe property, return it to the tax roll, and to be fair to the neighbors. He indicated the process of bringing a property like this to compliance was cumbersome and frustrating. He asked how long the Town should wait when a situation has been ongoing for years. He said he had seen children playing in an abandoned property which inspired action to protect the neighbors. Mr. Ostrander said he had experience with the types of situations the Supervisor described, and that the process is long and difficult. He said if the Town wants to pursue a remedy for one of these properties, they have to go after all of them. He suggested as an alternative to the proposed law, a New York State Zombie Maintenance Law, such as is in use in Glens Falls. He said metrics are built into that law and it is more efficient. Alternatively he suggested nuisance laws which also incorporate metrics. He said the proposed law mirrors the uniform code already in effect in the Town of Moreau.

Councilmember Stewart said he liked the recommendations and said this proposed law is for emergencies, to speed the process in the instance of a structural issue, a fire for example, allowing the Board to act without going to the State Supreme Court. Mr. Ostrander said it could be viewed as selective enforcement if used for maintenance issues. Councilmember Stewart said the proposed law brings potential liability to Board members.

Supervisor Fish asked the Town Clerk to read a prepared resolution. She read:

“Having opened a public hearing on September 23, 2025 to take comments regarding the creation of Sewer District 1, Extension 6; BE IT RESOLVED, that the Town Board hereby closes the public hearing.”

A motion was made by Councilmember Stewart, and seconded by Councilmember Killian to adopt the resolution. There was no vote on the motion, as the agenda items had been introduced out of order.

Resolution 374-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Killian to close the public hearing on proposed Local Law 10 of 2025 regarding unsafe structures following public comments on September 23, 2025.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Absent
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0.

Councilmember Stewart remarked that the previous public comment period had been left open on this proposed law, so he was glad they went back and closed it at this time.

Supervisor Fish said they needed to open a public hearing for Sewer District 1, Extension 6.

A motion was made by Councilmember Stewart, and seconded by Councilmember Killian to open the public hearing. There was no vote on the motion.

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on September 23, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

Supervisor Fish invited Attorney Bruening to guide the Board through the next steps. Counsel said that a public hearing order had been adopted for sewer district 1 extension 6 at the September 9 meeting, and that the order had described the boundaries of the proposed extension. He said it was designed to serve two subdivisions approved by the Planning Board, whose developers had requested this extension. Counsel continued, saying that the first step was a map, plan and report which had been reviewed by the Town engineer, which was filed in the Town Clerk's office once approved. He said the Board approved it and issued the public hearing order, and that the next step was to have the public hearing. He said after the public hearing, if the Board was satisfied, they could issue an order approving the extension, and a notice would be published stating that the Town Board resolution was subject to permissive referendum. He said a final order can be adopted following the referendum or after the time elapses, and added that approval by the NYS Comptroller was not required because there would be no financing by the Town; the developers are paying for construction of the extension.

Supervisor Fish said Town engineers had reviewed the plan, and reviewed comments, and that it looked like it was ready. Counsel suggested the Supervisor open the floor for comments, which he did. No comments were made by the public or the Board. Supervisor Fish said extension 6 would be the corn field on the corner of Gansevoort and Bluebird Roads, which will contain 64 single family homes. He said it will be built by the Michaels Group. He then asked the Town Clerk to read a resolution closing the public hearing. She read:

"Having opened a public hearing on September 23, 2025 to take comments regarding the creation of Sewer District 1, Extension 6; BE IT RESOLVED, that the Town Board hereby closes the public hearing."

Resolution 375-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Killian to close the public hearing.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Absent
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0.

APPROVAL OF MINUTES

Approval of draft minutes was postponed since fewer than 3 attending Board members from the August 26 meeting were present.

PUBLIC COMMENT PERIOD

No comments were made.

TOWN DESIGNATED ENGINEER

Supervisor Fish said the Board had received an information packet from Nussbaumer & Clarke Inc. Timothy Burley, from this firm, had done a lot of work with the Town in the past, the Supervisor said, and that BPB Coordinator Westfall and Attorney Bruening had reviewed the information. Supervisor Fish also said that in the past the Town had engaged up to 5 designated engineers, and that he would like to add Mr. Burley as an additional opinion on things. Councilmember Stewart said he had spoken to Mr. Burley, who has historical knowledge of the Town. He added that having more than one engineering firm as a resource was important. Councilmember Killian said he had spoken to Mr. Burley also and felt he would be an asset. Supervisor Fish said that when he was the Water Superintendent, he worked with Mr. Burley on sewer extensions 1-4 and other

projects, including the two water towers and the County water connection. He said Mr. Burley had moved onto a different type of work but has decided he liked this work more.

Supervisor Fish called for a resolution. The Town Clerk read:

“BE IT RESOLVED, that the Town Board hereby names Timothy Burley, P.E. and the firm of Nussbaumer & Clarke as a Town Designated Engineer and further resolves to authorize the Supervisor to sign the Engagement Letter for General Engineering Consulting Services.”

Resolution 376-2025 A motion was made by Councilmember Killian, seconded by Councilmember Stewart to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Absent
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0.

PROPOSED UNSAFE STRUCTURES LAW

In preparation to adopt the law, Supervisor Fish opened the floor to discussion from the Board, and said since this proposed law is a Type 2 action, no State Environmental Quality Review (SEQR) is required. Councilmember Stewart said he had worked on the draft with BPD Coordinator Westfall and Attorney Bruening to make revisions, but he said he was on the fence about the law. He said it had been written with good intentions to address unsafe and abandoned structures, but was concerned about major Board liability. He said he hoped future Boards would see it as an emergency remedy for use after all other resources had been exhausted. He said he hoped they would never have to use it because it would mean someone experiences a catastrophic loss. Supervisor Fish asked if the Board felt additional changes were needed in the proposed law.

Councilmember Killian asked Attorney Bruening if the Town could adopt its own zombie law standards. He said he had heard stories of situations taking 1, 2 or even three years to be resolved. Counsel, in response to a comment made in the earlier Public Hearing, said the proposed law is not just rehashing the building code. He said there are provisions of the code that the Town enforces frequently, however they provide neither remedies nor procedures. He said the code says you have to use your own procedures and protect people's constitutional rights. Town law states that Towns can adopt unsafe structure laws, he said, which is another set of tools to deal with these situations. He said there are cases where it is a waste of money, time, and resources for the Town to take a case to State Supreme Court, for example when there is no respondent, and the case defaults. He added that this tool cannot be used unless it is adopted as a local law. He said in lieu of adoption, the Town can continue to take cases to NY State Supreme Court.

Councilmember Killian asked if they could pass a resolution stating that due to certain situations, they will amend the process so it doesn't go on indefinitely. Attorney Bruening said that this law does that. He said the procedure is in place to bring these cases to the Town Board's attention, typically through the Building Department, or through a complaint to a Board member, who could ask the Building Department to look into it. In that process, if it is determined that the owner cannot be found, the Town Board could follow the process outlined in the proposed law and take steps to remedy the situation. Councilmember Killian asked what the timeline would look like. Counsel said that there are several steps, including that the Building Department has to make a case to the Town Board to determine if action should be taken, but he said the Board always has the option to go to Supreme Court.

Supervisor Fish asked if they were bordering on infringing on people's rights. He asked if the law reflected the fact that the case has to come before the Board to hear the issues and action has to be approved. He said, if it's not a matter of imminent safety, they can't just go onto people's property and take action—they just want to avoid going to Supreme Court. Does the law protect the Board, he asked. Counsel answered yes and no. He said if the case is presented and the Board feels a property can and should be repaired, the Board can direct the owner to repair it. Or, he said, if they determine that the property is beyond repair, they can order the owner to tear it down. Supervisor Fish asked what gives the Board the authority to do that. Counsel said it comes from an engineering report and an opportunity for the owner to have a hearing. Supervisor Fish said it was the same as when a citation is issued. Counsel continued, saying they would then look at the engineering report—similar to the report that would be needed for the Supreme Court. He added no Supreme Court would order a structure to be taken down without an expert saying there is a problem, and the Town Board should not either.

Counsel said if the owner doesn't comply with the order in the specified time, the Board can only direct them or a contractor to tear it down if there is an ongoing danger to life, safety, or the health of any person. He said in a true emergency, there must be a clear and imminent danger to the life, safety, or health of any person. Supervisor Fish asked if that wasn't what a judge does. Counsel stated that is what the Board would ask a judge to do if they asked to take emergency action. He continued, saying the Board doesn't ever have to order someone to do either of those things. He said if they get to the point of an owner not complying with an order, they can direct the Building Department to take it to court rather than act directly. He did state that this would remove a layer of liability from the Town. Counsel said he had looked at cases since the 1970s, and that there has been some litigation, but that he wasn't aware of any Town abusing their authority and settlements being levied against them outside of New York City, which has different types of laws.

Councilmember Stewart said they were looking for a way to speed the process in these cases and protect the residents, particularly those who live near these problem properties. He said it brings liability, but he restated a question he had asked at a prior meeting: if the Town Board takes action after the case has been referred to Supreme Court, can the Town Board make a determination while the Supreme Court case is pending. Attorney Bruening said yes, but asked why they would. He said as the Town Attorney, he would advise them not to take action if a referral has been made to the Supreme Court. Councilmember Stewart asked what would happen if the Town Board made a determination and the Supreme Court doesn't agree with it. The Councilmember asked if the law be worded to state that this is only to be done in case of emergency. He also asked how this speeds the process if they still have to follow the same steps as the Supreme Court, and whether they could skip steps in some cases.

Supervisor Fish asked if they determined remediation was needed but the owner can't afford to do it, can the Town step in with consent? He indicated that he was also concerned about the potential to overstep. Attorney Bruening said these were excellent concerns. He said this law was not his idea, but was suggested in the statute. He said he had been asked on numerous occasions if something could be done in these situations, and that his firm's answer had been yes, that they could be hired to represent the Town before the Supreme Court, or the Town can adopt its own statute. He said they had reviewed similar laws in other municipalities and chose the best options for the Town of Moreau from those. He said he was defending the proposed law because they were asking questions, but he said he totally understood the Board's concerns. He said they would be fine with just representing the Town in Supreme Court. He said not all Towns have such provisions, but that most do, and most don't use it, reserving it for the most urgent situations. He said there was language within the law which specifically protect property and property owner rights, including notice and hearing requirements. Following these procedures, he said, he did not foresee the Town being liable for anything, but he said if they were uncomfortable with it, they should think about it more.

Councilmember Stewart said he would like to make it a tool for emergencies only, and the way it's written they still have to follow several steps that negate the urgent nature of the situation. He asked if a house is burnt down and the Board orders the owner to fix it, but the owner can't be located, how can they have a hearing? And the

Town has to hire an engineering firm, he said. He asked how they can act if the property owner isn't available, they don't have insurance—so they can address these issues without lengthy delays that may take a decade to remedy. Attorney Bruening said that if that is their intention, the Board should adopt the proposed law because that is exactly what it does. He said what it does not do is authorize someone to just tear down someone's home. If the Board wants to revise the language further and add additional limits, he said they can do that as well. He said he felt the Board was uncomfortable with the draft and weren't ready to adopt, in which case he recommended they pause and think about it more.

Councilmember Killian asked if they could add language setting 30, 60, or 90 days to the law to set a timeline. Councilmember Stewart asked how you serve an absent owner, to which attorney Bruening responded that you serve them in the same manner as you deliver a tax bill—the homeowner can be served by mail, which is the same way the Supreme Court serves the homeowner. He suggested a Board workshop to discuss the 60- or 90-day provisions, rather than extend the conversation in a regular Board meeting.

The decision was made to table further action on the proposed law at this time.

LOCAL LAW, Seaboard Solar

Supervisor Fish said that the other solar projects had been delayed, so the Seaboard Solar project, proposed for Potter Road, was moving ahead in the law numbering for 2025 to No. 10 of 2025. The Supervisor said before the Board could adopt the law, they first had to complete the State Environmental Quality Review (SEQR) process. He said the applicant had completed part 1 already, and that BPD Coordinator Westfall would guide the Board through parts 2 & 3.

Counsel said that a draft part 2 had been provided by Mr. Westfall, and that they could adopt his recommended selections or they could go through the questions themselves. Mr. Westfall said that related to questions 7 and 18 he indicated a small impact due to the potential presence of green rock cress on the site. Representatives from the company recommended a walk-through in the spring or summer to confirm whether it is actually present, and if so, to avoid disturbing it. Councilmember Stewart agreed with the small impact assessment and the process detailed by the representatives. To the question of consistency with surrounding areas, Mr. Westfall said elevation and screening would mitigate this. The Board agreed.

Regarding a concern from the County about potential construction traffic at Spier Falls Road, Mr. Westfall said there was an equine path being developed there and that National Grid vehicles are located there often. He said he believed it would be a spot for vehicles to drop materials and leave. Counsel said that if the Board agrees, and unless there are other impacts identified by the Board, they could move to section 3. He suggested a motion to declare a determination of significance. Councilmember Stewart voiced his agreement.

Resolution 377-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Killian to approve part 3 of the State Environmental Quality Impact Assessment as provided.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Absent
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0.

Attorney Bruening said that having completed the SEQRA process, the Town Board can adopt the proposed local law, to be called Local Law No. 10 of 2025, it applies the Solar Energy System Overlay (SESO) to the parcel, the Board could then review the site plan for the project. He said they could do that at this meeting or a later date.

Councilmember Stewart invited Town Clerk Trombley to read a prepared resolution. She read:

“WHEREAS the Moreau Town Board has considered the adoption of Local Law No. 10 of 2025 entitled ‘A Local Law Amending the Town Zoning Map to Apply the Solar Energy System Overlay District on Parcel 62.-1-59.111 Currently Zoned R-2’ pursuant to Municipal Home Rule Law Section 10 and Town Law Article 16; and

WHEREAS Seaboard Solar Operations, LLC (to be operated by Potter Road Solar, LLC) has submitted a request to the Town Board to amend the Town Zoning, Map in accordance with Section 149-28.1 of the Moreau Town Code by applying the Solar Energy System Overlay (SESO) District to an approximately 73-acre parcel of land located at 35 Potter Road in the Town of Moreau, Saratoga County, Parcel ID Number 62.-1-59.111, currently zoned One- and Two- Family Residential Districts (R-2); and

WHEREAS such amendment to the Zoning Map would enable the Town Board to review the Site Plan submitted by the applicant for the construction and operation of a 5.0 MW AC solar energy system on the parcel; and

WHEREAS the proposed Zoning Map amendment was referred to the Saratoga County Planning Board which recommended approval of the amendment; and

WHEREAS the proposed change in zoning was referred to the Town of Moreau Planning Board which issued a favorable report for the project which has been considered by the Town Board; and

WHEREAS the proposed Local Law was initially posted on the Town website as proposed Local Law 13, but renumbered Local Law 10 to accommodate a change in schedule; and

WHEREAS Town Board opened the Public Hearing on the proposed Local Law on September 23, 2025 and, after hearing all interested persons, closed the hearing this date; and

WHEREAS the proposed project is a Type 1 action for purposes of review under the New York State Environmental Quality Review Act (SEQRA), and the Town Board as Lead Agency conducted a coordinated review under SEQRA and determined that the proposed project will not result in any significant adverse impacts to the environment; and

WHEREAS the Town Board has determined that this Local Law would best enhance and protect the health, safety and welfare of the citizens of the Town of Moreau.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Town Board has considered the SESO rezoning standards set forth in Section 149-50.2 (E) and concludes that the Zoning Map amendment satisfies the standards and particularly that the project is properly sized, compatible with the natural and built environment, and that visual impacts have been mitigated with no adverse impact to public health and safety or the environment.
2. The Town Board hereby adopts Local Law No. 10 of 2025 in the form attached to this Resolution.
3. The Town Board hereby authorizes and directs that a copy of the relevant portion of the Town Zoning Map consistent with Local Law No. 10 of 2025 be produced and filed in the Town Clerk's Office.

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4. The Town Board hereby authorizes and directs the Town Clerk to file Local Law No. 10 of 2025 with the New York Secretary of State, along with a copy of the relevant portion of the Town Zoning Map consistent with the Local Law, and acknowledges that Local Law No. 10 of 2025 shall take effect immediately upon filing by the Secretary of State.

5. This Resolution shall take effect immediately.”

Resolution 378-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Killian to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Absent
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0.

Attorney Bruening said representatives from Seaboard Solar were present to answer any questions about the site plan. Councilmember Stewart asked if he could be shown on the map the portion of the site plan that was referenced by Mr. Tierney during the public hearing. The area in question was wooded and 222 feet away from the road and property line, and about half of it was covered in existing treeline, according to Seaboard Solar representatives. Councilmember Killian asked where the moss is that was referenced in the environmental review. The company representative said to determine the location, one would have to look at the trees, down low where there is moisture and low sunlight. He continued saying the moss had been confirmed in the area, and not specifically within the solar site. It was also stated that the moss would only be impacted if significant grading were performed, which is not planned for the site. Councilmember Killian said he would like to walk the site and look to see what was there. Councilmember Stewart said the project planners had gone above and beyond to allow the property owner to use the site, allowing him to make financial gains while pausing permanent development on the site. He suggested tabling approval of the site plan to allow Councilmember Killian to walk the site.

Councilmember Stewart asked if the concerns raised in previous meetings had been addressed. BPD Coordinator Westfall said they had—that the project had full sign-off by the Town’s engineers and the Planning Board. He said the Planning Board had reviewed it as well and sent an email—and additional gate was requested for remote access to cut through the site rather than drive around it in case of emergency.

SEWER DISTRICT 1, EXTENSION 6

The Map, Plan and Report had been prepared for Sewer District 1, Extension 6 by the developers of the Arrowhead and Jacobie Park Side Farms developments, according to the Supervisor. He said that once it is built, extension 6 would be charged the same rate as extension 5 and would eventually be consolidated into extension 5. The Supervisor said SEQR had been completed and the subdivisions were approved. Once the resolution passes, he said the Town Clerk will post a notice of permissive referendum for 30 days, following which the Board can pass a final approval. He asked the Town Clerk to read a prepared resolution. She read:

“**WHEREAS** the Town of Moreau wishes to consider an extension of its Sewer District No. 1, Extension No. 5 to be known as Sewer District No. 1, Extension No. 6 (referred to as “Extension No. 6”) to serve several parcels of property being developed for residential housing known as the Arrowhead Meadows, SRH-TJM, and Jacobie’s Parkside Farm subdivisions; and

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on September 23, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

WHEREAS a Map, Plan and Report, dated June 18, 2025 and last revised August 27, 2025, has been prepared by Environmental Design Partnership, LLP describing the proposed Extension No. 6 to connect the three subdivisions to Sewer District No. 1, Extension No. 5; and

WHEREAS the Map, Plan and Report has been filed in the Office of the Moreau Town Clerk and is available for public inspection; and

WHEREAS as required by Town Law Section 209-c, the Map, Plan and Report delineates the boundaries of the proposed Extension No. 6, describes a general plan of the proposed sewer extension, includes a report of the proposed method of operation, and shows all outlets and the terminus and course of each proposed main sewer together with the location and a general description of all sewage disposal plants, pumping stations and other public works, and is consistent with, so far as possible, any comprehensive plan for sewers developed and maintained pursuant to General Municipal Law Section 99-f; and

WHEREAS on September 9, 2025 subsequent to the filing of the Map, Plan and Report with the Town Clerk, the Town Board unanimously adopted an Order Setting Public Hearing reciting (a) the boundaries of the proposed Extension No. 6, (b) the proposed improvements, (c) the cost of the improvements, estimated to be approximately \$1,500,000.00, to be paid entirely by the developers as part of their subdivisions, (d) the estimated hook-up fees and the annual cost to the property in Extension No. 6, (e) that the Map, Plan and Report is on file with the Town Clerk, and (f) the time and place of a public hearing on the proposed Extension No. 6; and

WHEREAS the Order Setting Public Hearing was published on September 12, 2025 in The Saratogian as required by law and posted on the Town's website along with the Map, Plan and Report; and

WHEREAS prior to the publication of the Order Setting Public Hearing, a detailed explanation of the calculation of the estimated cost of hook-up fees and annual cost to the property in Extension No. 6 was filed with the Town Clerk for public inspection as part of the Map, Plan and Report and the Order Setting Public Hearing; and

WHEREAS September 23, 2025, the Town Board held a Public Hearing on proposed Extension No. 6 and, after hearing all interested persons, closed the Public Hearing that date; and

WHEREAS the requirements of the State Environmental Quality Review Act (SEQRA) have been satisfied with the issuance of negative declarations in connection with the Town Planning Board's approval of the three subdivisions to be served by the Sewer District, and the subsequent connection to the Sewer District is a Type II action for which no further review is required; and

WHEREAS the Town Board wishes to establish Sewer District 1, Extension 6 in accordance with Town Law Article 12-A,

NOW, THEREFORE, BE IT RESOLVED that the Moreau Town Board hereby determines that:

1. Notice of the Public Hearing was published and posted as required by law and is otherwise sufficient; and
2. All property and property owners within the boundaries of Extension No. 6 are benefited thereby; and

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on September 23, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

3. All property and property owners benefited by Extension No. 6 are included within the boundaries of Extension No. 6; and
4. It is in the public interest to establish, authorize and approve Sewer District No. 1, Extension No. 6 as described in the Map, Plan and Report on file with the Moreau Town Clerk with the boundaries and benefitted properties of Extension No. 6 to be as described in the Map, Plan and Report and Order Setting Public Hearing; and

BE IT FURTHER RESOLVED that the Moreau Town Board approves, authorizes and establishes Sewer District No. 1, Extension No. 6 in accordance with the boundaries and descriptions set forth above, and in the Map, Plan and Report and Order Setting Public Hearing, and construction may proceed and service provided subject to the following:

1. The subdivisions obtaining all necessary permits or approvals from the New York State Departments of Health, Transportation and Environmental Conservation; and
2. The Town being satisfied that construction of all improvements has occurred in accordance with the Map, Plan and Report, and the subsequent dedication of appropriate improvements to the satisfaction of the Town;
3. Opportunity for Permissive Referendum in the manner set forth in Town Law Article 7; and
4. Adoption of a Final Order by the Town Board to be filed in the office of the Saratoga County Clerk and the New York State Department of Audit and Control in accordance with Town Law Section 209-g (1); and

BE IT FURTHER RESOLVED that this Resolution is subject to the opportunity for Permissive Referendum in the manner provided by the provisions of Town Law Articles 7 and 12-A, and the Town Board authorizes and directs the Town Clerk to file, post and publish such Notice of this Resolution as required by law and to cause to be prepared and have available for distribution proper forms for any petition and shall distribute a form to any person requesting such petition and, if no such petition is filed within 30 days, to file a certificate to that effect in the Office of the County Clerk. “

Resolution 379-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Killian to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Absent
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0.

WATER & SEWER DEPARTMENT

Supervisor Fish said that the Board had met with candidates for the new Water & Sewer Laborer position, and determined to hire a candidate with significant experience in water and sewer. First, he said they needed to create a new, non-competitive position. He asked the Town Clerk to read a resolution. She read:

“BE IT RESOLVED, that the Town Board hereby establishes the position of Water & Sewer Laborer, full time, and further resolved that this position reports directly to, and works under the supervision and direction of, the Water & Sewer Operator.”

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on September 23, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

Resolution 380-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Killian to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Absent
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0.

"BE IT RESOLVED, that Jeffery Guy be hired as a Water & Sewer Laborer and compensated at a rate of \$26.34 per hour. This is to take effect on Monday, October 13, 2025, pending a background check and pre-employment physical."

Resolution 381-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Killian to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Absent
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0.

Discussion: Supervisor Fish said the candidate had worked for IBS for 9 years, gaining experience in sewer and with grinder pump repairs, which will make him an asset to the Town.

Supervisor Fish said cell phones were needed for the Water Clerk and new Water Laborer to take calls and texts from people in the field. He said it would cost \$750 per year. The Town Clerk read:

"BE IT RESOLVED, that the Town Board authorizes the addition of two cell phones, to the Town's Verizon Wireless plan, for the Water & Sewer Department, to be utilized by the new full time laborer and the Water & Sewer Clerk. The expenses for the phones will be paid out of accounts CW8310.4 and GI8110.4."

Resolution 382-2025 A motion was made by Councilmember Killian, seconded by Councilmember Stewart to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Absent
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0.

HIGHWAY DEPARTMENT

“BE IT RESOLVED, that the Town Board authorizes the purchase of a snowplow cutting edge kit from Evolution Equipment for an amount not to exceed \$2,345.00, to be paid from account DB5130.492.”

Discussion: Supervisor Fish said the Highway Superintendent said this is not the lowest bid by about \$35, but their product is better and there's a history with the Town so he prefers to buy from this vendor. Councilmember Stewart asked if shipping was included in the quote. Mr. Abrams said it was.

Resolution 383-2025 A motion was made by Councilmember Killian, seconded by Councilmember Stewart to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Absent
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0.

“BE IT RESOLVED, that the Town Board authorizes the purchase of a hydraulic cylinder for truck #19 from Empire Hydraulics & Machine, for an amount not to exceed \$2,253.00, to be paid from account DB5130.492.”

Resolution 384-2025 A motion was made by Councilmember Killian, seconded by Councilmember Stewart to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Absent
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0

TOWN COURT

Supervisor Fish said the Court often applies for grants for purchases to offset costs to the Town. He said they wanted to buy some supplies to complete the digital conversion of court files. He asked the Town Clerk to read a resolution. She read:

“WHEREAS, the Moreau Town Court has identified a need for certain items and computer support to operate professionally, safely and to complete the records management digitization;

BE IT RESOLVED, that the Town Board of the Town of Moreau authorizes the Moreau Town Court to apply for a JCAP grant in the 2025-2026 grant cycle, up to \$30,000.”

Resolution 385-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Killian to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on September 23, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

Councilmember Donohue	Absent
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0

SUPERVISOR'S OFFICE

Supervisor Fish said an AT&T affiliate was looking to upgrade equipment on the water tower on Nolan Road. The Town's law firm had reviewed the original contract, amendment, and upgrade documents, and said they saw no obstacle to the Town moving forward. The Supervisor said there were already about 6 antennae on the tower and this addition would improve service.

"BE IT RESOLVED, that the Town Board authorizes the Supervisor to sign the Acknowledgement and Consent Agreement for an A&T Equipment Upgrade on the Nolan Road water tower, as allowed for in the 2006 contract and subsequent 2013 contract amendment."

Resolution 386-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Killian to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Absent
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0

MONTHLY DEPARTMENT REPORTS

"BE IT RESOLVED, that the Town Board accepts the August Department Head reports for the Town Clerk's Office and the Dog Control Officer."

Resolution 387-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Killian to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Absent
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0

PUBLIC COMMENT PERIOD

Ann Purdue wanted to comment on the Seaboard Solar project. She said the project did get Planning Board approval in a split decision. She said she was one of three dissenters, saying that her objection was based upon the character of the surrounding area. She said nearby development was not considered at the time because that

project had not yet been proposed., and while the Fire Department said they were equipped in the event of a fire, she said they did not have a robust plan. Supervisor Fish said that if there was a fire, the system would be unplugged, that the Fire Department no longer uses foam. She said the array was situation near the forest and she was concerned with changes in the weather and the risk of wildfire.

Kevin Ostrander said he also had concerns around solar fields and catastrophic events. He questioned the equine trail, and that part of the Town's charm is it's access to recreation opportunities. He urged the Board to consider that in relation to an equine trail. Returning to the discussion on the proposed unsafe structure law, he said he understood the issue they were attempting to remedy was the case of imminent danger. He said the 2020 code guide covers those concerns. He said what the Board appeared to be trying to address is what's referred to as "zombie" properties. He said in section 1308 of real property actions and proceedings law relies heavily on property maintenance code and contains everything they had discussed earlier in the meeting. He said following this would avoid the need for litigation, and he called following the route of passing the proposed law was "litigation guaranteed."

Maureen Dennis asked if the Bluebird pump station upgrade had taken place. Supervisor Fish confirmed it had. Ms. Dennis asked if it was flowing from the Bluebird Terrace trailer park. Supervisor Fish said it had not been turned to the County yet pending approval from the NYSDEC for a bypass. He said at that time it was flowing North. She asked for an estimate of time before it would flow South. Supervisor Fish said the County said it would be at least a week. Ms. Dennis asked if the trailer park had been flowing North since November 2022. The Supervisor confirmed it. Ms. Dennis asked what they had been charged. The Supervisor said they get a bill every month. She asked if they paid a buy-in, and the Supervisor said he didn't think so. He said they did not pay a buy-in because they were hooked up when the project was done and nobody else paid except to Extension 5.

Patrice McDonald wanted to talk about the disruptive barking and crying of beagles in an outdoor kennel next door to her property. She said she had spoken with the Town attorney and had been to court. Animal control had been there, and an ACOD had been issued by the judge, but the owner was non-compliant. Councilmember Stewart said the Board had been updated by Mary of the Town's law firm, who recommended action by the Town Board. Attorney Bruening said the question was whether the Board would like the firm to take an action to the Supreme Court since the dog owner wasn't compliant with the local court judgement.

Ms. McDonald described the round-the-clock, persistent whimpering and crying as unbearable and that other neighbors were bothered by this as well and have complained. She said she was a Registered Nurse and it was destroying her life. She said as an animal lover and this had been going on for 20 years. She asked the Board to help, and offered to pay to help. She brought photos and played audio of the dogs crying which she recorded from her bedroom before 8 a.m. Supervisor Fish said the County had recently passed an animal abuse law. He asked BPD Coordinator Westfall if his department was aware of this situation. Mr. Westfall said he was not. Councilmember Stewart said Dog Control Officer Cordiner should get involved again, so he said he would follow up with Officer Cordiner. Ms. McDonald said the Officer was very aware that she was coming to the Board meeting that evening and very aware of the situation. Councilmember Stewart said he and the Supervisor's office would follow up with her.

COMMITTEE REPORTS

Councilmember Killian said the Board Room equipment was in and that the screen would be installed.

Councilmember Stewart said the large pieces of playground equipment that had been ordered were expected to be delivered that week and that a plan was being developed for installation.

Regarding the budgeted Softball Showcase stipend, the showcase was over, and \$10,000 had been budgeted as a stipend for the Showcase Organizer. While the Showcase had fewer teams than they hoped for, it was still very

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on September 23, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

successful; they still collected \$8,000 and funds were raised for charities during the Showcase as well. Councilmember Stewart requested that \$4,000 be awarded to the Recreation Director for the extra work required to organize and run the showcase outside of his regular duties. He reiterated that the funds were budgeted for.

Resolution 388-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Killian to authorize the Supervisor to work with Principal Account Clerk Cruz to disburse a \$4,000 stipend to Jeremy Brogan for acting as the Showcase Director.

Discussion: Councilmember Killian asked how many hours had been put into the Showcase. He said \$4,000 was a lot of money, but said if Councilmember Stewart agreed, he would second the motion. Councilmember Stewart gave a rough outline of the time Mr. Brogan spent during the event itself but said he was sure Mr. Brogan could give a more detailed accounting of his time spent on the Showcase, and said he was sure the Town would be on the winning end of the deal.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Absent
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0

Councilmember Stewart said Recreation Director Brogan would like to begin advertising for the 2026 Showcase and wanted permission to do so. The preference was stated to retain the same weekend, which was no problem since the Town controls the schedule, Councilmember Stewart said. He said they would have to look at the budget to see what they want to spend to promote the event. Councilmember Killian said he agreed.

Resolution 389-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Killian to approve the 2026 Softball Showcase.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Absent
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0

SUPERVISOR'S ITEMS

Supervisor Fish said he had visited Meadow Drive and that it was coming back nicely with reseeded lawns, and that it no longer looks like it was a "war zone all summer." He said they will repave in the spring.

EXECUTIVE SESSION

No executive session was required.

ADJOURNMENT

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on September 23, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

Resolution 390-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Killian to adjourn the meeting.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Absent
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0. The meeting was adjourned at 8:59 p.m.

Respectfully submitted,
Erin Trombley
Erin Trombley
Town Clerk

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on October 14, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

The meeting was held in person and called to order by the Supervisor at 7:06 p.m. with an attendance roll and the Pledge of Allegiance.

PRESENT: John Donohue, Jr. Councilmember
Patrick Killian Councilmember
Kyle Noonan Councilmember
Mark Stewart Councilmember
Jesse A. Fish, Jr. Supervisor

ALSO PRESENT: Erin Trombley Town Clerk
Anna Labiak Water Clerk
Glen Bruening Town Counsel
Josh Westfall Building, Planning and Development (BPD) Coordinator
Chris Abrams Highway Superintendent
Kristian Mechanick Water Superintendent
Elizabeth Bennett Confidential Secretary
Reed Antis Town Historian

OTHERS PRESENT: Jeremy Bunblasky (Seaboard Solar), Larry Smith, Ruth Ann Smith, J. Brower, Ruth Behr, Shawn Braeo (Seaboard Solar), Judy Comstock, Jim Comstock, Garth Badin, Todd Tierney, Nelson Charron, Dan Levo, Rusty Sauder (Action Equipment), Tom Tierney, David Rogge (Lamplighter Acres), Ann Purdue, Olivia Feldman (LightStar), Bruce Lant, Dave Byrne (Renue), Richie Wiltshire, Michelle Smith, Maureen Jackson, Todd Johnson, Sheila Itzo, Mike Shaver, Kevin Ostrander, Maureen Dennis (Schermerhorn Real Estate Holdings), Gaby Baker, Alex Portal (Post-Star).

FUTURE MEETINGS/UPCOMING EVENTS

Supervisor Fish said budget workshops needed to be established. He asked the Town Clerk to read a resolution. She read:

“BE IT RESOLVED, that the Town Board hereby sets budget workshops at 7pm on October 16th, October 21st, and October 23rd of 2025.”

Resolution 391-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to approve the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5-0.

The Supervisor referenced Resolution 350-2025, passed on September 9, moving the first Town Board meeting to November 6. He said they needed to set the 2026 budget public hearing for the same night. He asked the Clerk to read a resolution. She read:

“BE IT RESOLVED, that the Town Board hereby sets the public hearing for the 2026 Town budget at 7:01pm on Tuesday, November 6, 2025 at the Moreau Town Hall Board Room.”

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on October 14, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

Resolution 392-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to approve the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0.

APPROVAL OF MINUTES

Supervisor Fish introduced approval of minutes, asking the Town Clerk to read a resolution. She read:

"BE IT RESOLVED, that the Town Board accepts and approves the minutes for the Regular Town Board meeting on August 26, 2025 as submitted." She indicated that Councilmember Stewart had not been present.

Resolution 393-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Killian to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Abstained
Supervisor Fish	Aye

The motion carried 4:0.

Town Clerk Trombley read:

BE IT RESOLVED, that the Town Board accepts and approves the minutes for the Regular Town Board meeting on September 9, 2025 as submitted. She indicated that Councilmember Donohue had not been present.

Resolution 394-2025 A motion was made by Councilmember Killian, seconded by Councilmember Stewart to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Abstained
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

The Town Clerk read:

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on October 14, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

“BE IT RESOLVED, that the Town Board accepts and approves the minutes for the Month End and Regular Town Board meetings on September 23, 2025 as submitted.” She also said Councilmembers Noonan and Donohue had not been present.

Resolution 395-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Killian to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Abstained
Councilmember Killian	Aye
Councilmember Noonan	Abstained
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0.

PUBLIC COMMENT PERIOD

Todd Tierney said he owned property on Holly & Woodland Drives and that he wanted to discuss the solar overlay district in Local Law 7 of 2024 that allows solar anywhere in the Town. He said he disagreed with allowing the solar overlay to overtake R-2-zoned parcels (residential). He said there should be public input during all steps of the process of changing zoning, that a plan can go before the Planning Board and Zoning Board for a variance. He went on to say that a comprehensive plan was needed to describe long-term growth and Town goal. He said they had the opportunity at that time to shape the community. He said a lot of infrastructure has been put in place and that developers have invested a lot to better the community. He asserted that the community would be better if the population grew to a number that would support future retail development.

Mr. Tierney continued, saying if solar was desired, not to put it on prime real estate land. He said the Town should look at land that isn't suitable for anything else. He suggested they investigate the 277 acres at Butler & Route 9, the site of the capped landfill which is partially in use now as the Transfer Station and Highway Dept. garage.. He said a retired NYS Department of Environmental Conservation (NYSDEC) employee who had monitored the Moreau landfill and others, stated his belief that the site was suitable for solar. He also said the Moreau landfill is a class 4 landfill, as is Fort Edward's landfill, and that the Fort Edward capped landfill solar array produces almost 7 megawatts. A class 5 landfill in Saratoga has a solar array on it, he said. He said he didn't have a preference as to whether the Town has solar or not, and again asked that they consider sites not usable for anything else and put money into the Town's accounts. He then submitted copies of a petition signed by members of the community for Board consideration.

Tim Pratt said he owns property on Holly Drive, and that the array won't be visible. He said he believed solar should be allowed at the Potter Road site.

Larry Smith said he lived across from the Baker family, that there isn't a better family in the Country. He said the solar array won't be seen, smelled, or heard, and is renewable energy. He added that he didn't understand what all the fuss was about, that he favored the project.

Dave Rogge said he had recently learned of the solar plan in the R-2 zone, and that he didn't support it. He said more residents are needed, and where new developments have been built there is more traffic so some people don't want more development. More residents mean more services needed, that will lead to more businesses on Route 9 to help pay for sewer extension 5. He said they could put solar anywhere possible, including his Route 9 Mini Storage, but urged the Town not to put a solar array on residential land.

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on October 14, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

Rustin Baker said he lives on Potter Road and owns land adjacent to the property in question. He stated that he prefers a solar array that's quiet and causes no contamination and that he prefers it over 400 houses and the associated traffic and noise. He said he wanted the area to stay rural.

SOUTH GLENS FALLS HOLIDAY PARADE

Supervisor Fish said the South Glens Falls Fire Co. Holiday Parade will be held Sunday, November 24. He said they were doing something different this year, starting the parade at 5:00 PM. He said the parade organizers needed a resolution of support passed by the Board for NYS Department of Transportation approval. He then asked the Town Clerk to read a resolution. She read:

"WHEREAS, the residents of the Town of Moreau and the Village of South Glens Falls look forward to the Holiday Parade that takes place, annually, the Sunday prior to Thanksgiving; and

WHEREAS, the tradition, which began as the Joy Store Parade, has continued for decades and has grown to become a regional attraction; now

THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Moreau wholeheartedly supports the South Glens Falls Fire Company Holiday Parade, which will step off at 5:00 p.m. on November 23, 2025."

Resolution 396-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Killian to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0.

POTTER ROAD SOLAR SITE PLAN

Jeremy Bunblasky from Seaboard Solar said he had presented before the Board multiple times so he was not presenting again at this meeting. He said they had walked the site with a Board member which he said he believed had gone well. He offered to answer any questions anyone had.

Board Discussion: Councilmember Stewart said the public is divided, and that it was a matter of owner rights vs. respecting your neighbors. He said by design, the overlay district is designed to cover the entire Town. Written into the solar law are reviews by the Planning Boards in Moreau and at Saratoga County, adding that those who wish to have solar do not have to have purchased land in specifically-zones areas. He said he did not support telling an owner they should do something different with their land than they want to do. He said by definition of the R-2 zoning, they could legally put duplexes on half-acre lots if they wanted, which would be within 30 feet of existing residential properties. He went on to say the applicant had exceeded the buffers mandated by the code, and that there would be almost no visibility. He agreed that the Town does need more residents and that growth is important, but didn't want to tell someone who has owned the land for decades that they should use their land differently. He said the project was reviewed to ensure it respected the neighbors as well as the landowner, and stated his preference to move ahead with the Potter Road solar project.

Councilmember Donohue agreed. He said he had worked on the solar law for 6 years, and considered the neighbors and reduced visibility when writing it. He said they have put strict regulations on solar in the Town,

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that the project exceeded the requirements of the law. He said he didn't want to see solar panels all over Town, and that there were certain areas that would be a good fit, including the site of the proposed array. He went on to say sight lines are covered in the plan. He said previously there was an agricultural objection, then a realtor objected—and that the last time he checked, property ownership wasn't a team sport. He ended his remarks by saying that the project fits with the character of the area, it's renewable energy—the energy of the future, and that he believed in property owner rights.

Councilmember Killian said he had walked the property and heard both sides of the debate. He said he wasn't sure it was an ideal spot because of the mountain, and it was a tough decision. He said he agreed with Councilmembers Stewart and Donohue, that sight lines were well screened with trees and shrubs, and that the property owner gets to choose how to use the land. He said everyone may not be happy, but the Town had done its due diligence.

Supervisor Fish said he agreed, that due diligence had been done, and all the rules had been followed. He reiterated that the sight lines would be covered, and suggested that to see the array, someone would have to be trespassing. He said under those circumstances, he could not oppose approving the project. He asked Town Clerk Trombley to read a prepared resolution. She read:

“WHEREAS Seaboard Solar Operations, LLC on behalf of Potter Road Solar, LLC has submitted an application for Site Plan approval of a Large-Scale Solar Energy System dated July 8, 2025 for the construction of a 5.0 MW AC ground-mounted solar array (“System”) on an approximately 73-acre parcel of land located at 35 Potter Road in the Town of Moreau, Saratoga County, with Parcel ID Number 62.-1-59.111 in a One- and Two-Family Residential District (R-2); and

WHEREAS the application was referred to the Saratoga County Planning Board which reported that the System would have no significant County-wide or intercommunity impact, and such report was considered by the Town Board; and

WHEREAS the application was referred to the Town of Moreau Planning Board which issued a favorable report for the project, and such report has been considered by the Town Board; and

WHEREAS on September 23, 2025, the Town Board opened the Public Hearing on the application and, after hearing all interested persons, closed the hearing that date; and

WHEREAS the proposed System is a Type 1 action for purposes of review under the New York State Environmental Quality Review Act (SEQRA), and the Town Board as Lead Agency conducted a coordinated review under SEQRA and determined that the proposed project will not result in any significant adverse impacts to the environment; and

WHEREAS the Town Board has adopted a Local Law applying the Solar Energy System Overlay (SESO) District to this parcel authorizing Site Plan Review, and the applicant has submitted a revised Site Plan dated August 29, 2025; and

WHEREAS the Town Board has reviewed the application and supporting documentation, considered the review by the Town and County Planning Boards, with input from Town staff and the Town Designated Engineer, and having heard the public comments, and upon all proceedings held,

NOW, THEREFORE, BE IT RESOLVED that the Town Board has considered the Site Plan Review criteria set forth in Town Code Section 149-38, including parcel coverage, stormwater management, erosion control, landscaping, buffers, fire suppression and impacts to neighboring properties, and determined that the System will be constructed and operated in a manner that will protect the health, safety and general welfare of Town residents; and

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on October 14, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

BE IT FURTHER RESOLVED that the Town Board has determined that the System will satisfy the minimum Site Plan Review Standards set forth in Town Code Section 149-50.2 (D) (4) including area and dimensional requirements, buffering, lighting and anti-glare, fencing, impervious surfaces, and signage; and

BE IT FURTHER RESOLVED that the Town Board approves the Site Plan for the System dated August 29, 2025 and, pursuant to Town Code Section 149-50.2 (E), such approval is conditioned as follows:

A. The System shall be constructed, monitored and decommissioned in conformance with Section 149-50.2 of the Town Code; and

B. The applicant, owners, successors, assigns and operators shall, at their own expense, decommission the system in conformance with Section 149-50.2 (F) of the Town Code and the Decommissioning Plan to be approved by the Town Board prior to the commencement of construction; and

C. The applicant, owners, successors, assigns and operators shall, at their own expense, execute and file with the Town Clerk a bond or other security in conformance with Section 149-50.2 (F) of the Town Code prior to the commencement of generating operations; and

D. The Applicant shall pay all outstanding escrow amounts."

Resolution 397-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to adopt the resolution as read.

A roll call vote was called for. Responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0.

WASHBURN ROAD SOLAR

Supervisor Fish said a public hearing on the Washburn Road solar project had been open for some time and needed to be closed. He offered the floor to anyone who wished to make additional remarks. Since there were none, he asked the Town Clerk to read a resolution. She read:

"BE IT RESOLVED, that the Town Board, having opened a public hearing for the solar project located at 148 Washburn Road on August 26, 2025 and continued that public hearing on September 9 and September 23, 2025, hereby closes the public hearing for Washburn Road NY PV, LLC."

Resolution 398-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Killian to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on October 14, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0.

SEQR

The Supervisor said Building, Planning and Development (BPD) Coordinator Westfall would lead the Board through the State Environmental Quality Review (SEQR) documents. Mr. Westfall said he had emailed the Board a draft part 2 of the SEQR, and said that if they agreed with his responses, he would review the items where "Yes" was selected, particularly Item 1, which relates to impact on land. Reading from the form, he said development of the site would have some impact. He reviewed Item 3 next, related to surface water. He said the array would be adjacent to the Army Corps wetlands, and that with permitting the impact would be small. Item 8 relates to agricultural resources, he said, and the landowner did identify agricultural soils on the site. He said the Town code is written to NYSERDA standards and best practices for solar. He said the soil would be stockpiled and an environmental monitor would be engaged. He said the last item (18 e & f) related to consistency with the character of surrounding area. He said since there currently is no solar array of this type they selected "yes" on this item, but felt the impact would be small. He asked if the Board had any questions.

Councilmember Stewart directed a question to Counsel, asking if approving a prepared form the Board would have satisfied the requirements of SEQR rather than answering them 1-by-1, since in the past SEQR has been challenged. Attorney Bruening responded that it was up to the preference of the Board. The Councilmember said he agreed with the answers on the form, and as just questioning the process. Counsel said the Board cannot rely on another agency's determinations. In this case, BPD Coordinator Westfall believes there to be minor impact, and legally there is no problem with the Board accepting the answers per his recommendation. Councilmember Stewart said he was concerned that an applicant could be challenged, but if Counsel is sure, he was okay to go forward in this manner. Attorney Bruening said he wasn't aware of any cases where SEQR was completed in this way, but that he will do some research to see if there is additional guidance. Councilmember Stewart said they will go forward trusting they were acting in good faith.

Resolution 399-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the State Environmental Quality Review (SEQR) part 2 responses proposed by Building, Planning and Development (BPD) Coordinator Westfall.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0.

BPD Coordinator Westfall said that in part 3, items 1, 3, 8 and 18 he said yes. He detailed that under item 1 he did not expect any impact on items a-h, so he said item 1 would have small or no impact. Mr. Westfall said that for item 3, relating to wetlands which are adjacent to the Army Corps wetland, site design will mitigate impact, which is why he indicated small or no impact on this item. Item 8 related to excavation and compaction of soil. Mr. Westfall said that NY State Agriculture & Markets and NYSERDA will do environmental monitoring, and he expected small or no impact. Related to consistency with the existing architecture and scale, and with the natural landscape, he said since there are no existing solar sites of this kind, it was inconsistent, but would have no or

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on October 14, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

small impact due to screening. He said the Town Board was the lead agency, and the determination was made that there would be no or small adverse impacts to the environment, so an environmental impact statement did not need to be prepared.

Resolution 400-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the State Environmental Quality Review (SEQR) part 3 responses proposed by Building, Planning and Development (BPD) Coordinator Westfall, and a declaration of negative impact was made

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0.

LOCAL LAW 11 of 2025

The Supervisor asked the Town Clerk to read a resolution. She read:

“WHEREAS the Moreau Town Board has considered the adoption of Local Law No. 11 of 2025 entitled ‘A Local Law Amending the Town Zoning Map to Apply the Solar Energy System Overlay District on Parcel 89.-2-23.11 Currently Zoned R-5’ pursuant to Municipal Home Rule Law Section 10 and Town Law Article 16; and

WHEREAS Washburn Road NY PV LLC has submitted a request to the Town Board to amend the Town Zoning Map in accordance with Section 149-28.1 of the Moreau Town Code by applying the Solar Energy System Overlay (SESO) District to an approximately 27-acre parcel of land located at 148 Washburn Road in the Town of Moreau, Saratoga County, Parcel ID Number 89.-2-23.11, currently zoned Agriculture and One-Family Residential Districts (R-5); and

WHEREAS such amendment to the Zoning Map would enable the Town Board to review the Site Plan submitted by the applicant for the construction and operation of a 4 MW AC solar energy system on the parcel; and

WHEREAS the proposed Zoning Map amendment was referred to the Saratoga County Planning Board which recommended approval of the amendment; and

WHEREAS the proposed change in zoning was referred to the Town of Moreau Planning Board which issued a favorable report with specific recommendations for the project, and such report and recommendations have been considered by the Town Board; and

WHEREAS the Town Board opened the Public Hearing on the proposed Local Law on August 26, 2025, which was continued on September 9 and 23, 2025 and, after hearing all interested persons, closed the hearing this date; and

WHEREAS the proposed project is a Type 1 action for purposes of review under the New York State Environmental Quality Review Act (SEQRA), and the Town Board as Lead Agency conducted a coordinated review under SEQRA and determined that the proposed project will not result in any significant adverse impacts to the environment; and

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on October 14, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

WHEREAS the Town Board has determined that this Local Law would best enhance and protect the health, safety and welfare of the citizens of the Town of Moreau.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Town Board has considered the SESO rezoning standards set forth in Section 149-50.2 (E) and concludes that the Zoning Map amendment satisfies the standards and particularly that the project is properly sized, compatible with the natural and built environment, and that visual impacts have been mitigated with no adverse impact to public health and safety or the environment.
2. The Town Board hereby adopts Local Law No. 11 of 2025 in the form attached to this Resolution.
3. The Town Board hereby authorizes and directs that a copy of the relevant portion of the Town Zoning Map consistent with Local Law No. 11 of 2025 be produced and filed in the Town Clerk's Office.
4. The Town Board hereby authorizes and directs the Town Clerk to file Local Law No. 11 of 2025 with the New York Secretary of State, along with a copy of the relevant portion of the Town Zoning Map consistent with the Local Law, and acknowledges that Local Law No. 11 of 2025 shall take effect immediately upon filing by the Secretary of State.
5. This Resolution shall take effect immediately."

Resolution 401-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0.

OLD WEST ROAD SOLAR

Supervisor Fish said a public hearing on the Old West Road solar project had also been open for some time and needed to be closed. He offered the floor for additional remarks from the public. Since there were none, he asked for a motion to close the hearing.

Resolution 402-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Killian to close the public hearing.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0.

SEQR Part 2

The Supervisor said Building, Planning and Development (BPD) Coordinator Westfall would lead the Board through the State Environmental Quality Review (SEQR) documents. Similar to Washburn Road, Mr. Westfall said he had provided the Board with a draft of the SEQR form. On item 1 he said he had chosen yes, but items a-h would not be impacted. The impact on surface water question as well as the agricultural soils question were answered as it was on the Washburn Road project. Item 9 c & d, Mr. Westfall said had been discussed by the Board several times as it relates to visibility of the array, which would be seen from the Northway (I-87). Related to consistency with the existing architecture and scale, and with the natural landscape, he said since there are no existing solar sites of this kind, it was inconsistent, but would have no or small impact due to screening.

Councilmember Stewart asked if the response to item 14 was no. Mr. Westfall said it was. But that there was a problem with the form that didn't allow the button to be checked.

Resolution 403-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the State Environmental Quality Review (SEQR) part 2 responses proposed by Building, Planning and Development (BPD) Coordinator Westfall.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0.

SEQR Part 3

Leading the Board through SEQR part 3, Mr. Westfall said the main impact would be a very small fill area on the driveway. The soil stockpile and environmental monitoring in the solar law will ensure small or no impact. He said these impacts would be monitored by NYSEDA and NY State Dept. of Agriculture and Markets. On item 9 c & d related to aesthetics, he said the speed of travelers would reduce the impact. On the question of consistency with community character he said there are no other solar arrays of this type in the Town but by following zoning law, the impact will be small.

Resolution 404-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the State Environmental Quality Review (SEQR) part 2 responses proposed by Building, Planning and Development (BPD) Coordinator Westfall.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0.

Mr. Westfall said the Town Board takes lead agency, and the determination was made that there would be no or small adverse impacts on the environment, so an environmental impact statement did not need to be prepared.

Resolution 405-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the State Environmental Quality Review (SEQR) part 3 responses proposed by Building, Planning and Development (BPD) Coordinator Westfall, and a declaration of negative impact was made.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0.

LOCAL LAW 12 of 2025

The Supervisor asked the Town Clerk to read a resolution. She read:

“WHEREAS the Moreau Town Board has considered the adoption of Local Law No. 12 of 2025 entitled ‘A Local Law Amending the Town Zoning Map to Apply the Solar Energy System Overlay District on Parcel 89.-2-19 Currently Zoned R-5’ pursuant to Municipal Home Rule Law Section 10 and Town Law Article 16; and

WHEREAS Old West Road NY LLC has submitted a request to the Town Board to amend the Town Zoning Map in accordance with Section 149-28.1 of the Moreau Town Code by applying the Solar Energy System Overlay (SESO) District to an approximately 36-acre parcel of land located at 81 Old West Road in the Town of Moreau, Saratoga County, Parcel ID Number 89.-2-19, currently zoned Agriculture and One-Family Residential Districts (R-5); and

WHEREAS such amendment to the Zoning Map would enable the Town Board to review the Site Plan submitted by the applicant for the construction and operation of a 4.75 MW AC solar energy system on the parcel; and

WHEREAS the proposed Zoning Map amendment was referred to the Saratoga County Planning Board which recommended approval of the amendment; and

WHEREAS the proposed change in zoning was referred to the Town of Moreau Planning Board which issued an unfavorable report with specific recommendations for the project, and such report and recommendations have been considered by the Town Board; and

WHEREAS the Town Board opened the Public Hearing on the proposed Local Law on August 26, 2025, which was continued on September 9 and 23, 2025 and, after hearing all interested persons, closed the hearing this date; and

WHEREAS the proposed project is a Type 1 action for purposes of review under the New York State Environmental Quality Review Act (SEQRA), and the Town Board as Lead Agency conducted a

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on October 14, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

coordinated review under SEQRA and determined that the proposed project will not result in any significant adverse impacts to the environment; and

WHEREAS the Town Board has determined that this Local Law would best enhance and protect the health, safety and welfare of the citizens of the Town of Moreau.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Town Board has considered the SESO rezoning standards set forth in Section 149-50.2 (E) and, notwithstanding the unfavorable report of the Town Planning Board, concludes that the Zoning Map amendment satisfies the standards and particularly that the project is properly sized, compatible with the natural and built environment, and that visual impacts have been mitigated with no adverse impact to public health and safety or the environment.
2. The Town Board hereby adopts Local Law No. 12 of 2025 in the form attached to this Resolution.
3. The Town Board hereby authorizes and directs that a copy of the relevant portion of the Town Zoning Map consistent with Local Law No. 12 of 2025 be produced and filed in the Town Clerk's Office.
4. The Town Board hereby authorizes and directs the Town Clerk to file Local Law No. 12 of 2025 with the New York Secretary of State, along with a copy of the relevant portion of the Town Zoning Map consistent with the Local Law, and acknowledges that Local Law No. 12 of 2025 shall take effect immediately upon filing by the Secretary of State.
5. This Resolution shall take effect immediately."

Resolution 406-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Stewart to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0

WASHBURN ROAD SOLAR SITE PLAN

Councilmembers invited Town Clerk Trombley to read a prepared resolution. She read:

"WHEREAS Washburn Road NY PV LLC submitted an application for approval of a Large-Scale Solar Energy System dated April 21, 2025 for the construction of a 4 MW AC ground-mounted solar array ("System") on an approximately 27-acre parcel of land located at 148 Washburn Road in the Town of Moreau, Saratoga County, with Parcel ID Number 89.-2-23.11 in an Agriculture and One-Family Residential District (R-5); and

WHEREAS the application was referred to the Saratoga County Planning Board which reported that the Zoning Map amendment would have no significant County-wide or intercommunity impact; and

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on October 14, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

WHEREAS the application was referred to the Town of Moreau Planning Board which issued a favorable report with comments for the project, and such report and comments have been considered by the Town Board; and

WHEREAS on August 26, 2025, the Town Board opened the Public Hearing on the application and continued the public hearing on September 9 and 23, and October 14, 2025 and, after hearing all interested persons, closed the hearing this date; and

WHEREAS the proposed System is a Type 1 action for purposes of review under the New York State Environmental Quality Review Act (SEQRA), and the Town Board as Lead Agency conducted a coordinated review under SEQRA and determined that the proposed project will not result in any significant adverse impacts to the environment; and

WHEREAS the Town Board has adopted a Local Law applying the Solar Energy System Overlay (SESO) District to this parcel authorizing Site Plan Review, and the applicant has submitted a revised Site Plan dated September 10, 2025; and

WHEREAS the Town Board has reviewed the application and supporting documentation, considered the review by the Town and County Planning Boards, with input from Town staff and the Town Designated Engineer, and having heard the public comments, and upon all proceedings held,

NOW, THEREFORE, BE IT RESOLVED that the Town Board has considered the Site Plan Review criteria set forth in Town Code Section 149-38, including parcel coverage, stormwater management, erosion control, landscaping, buffers, fire suppression and impacts to neighboring properties, and determined that the System will be constructed and operated in a manner that will protect the health, safety and general welfare of Town residents; and

BE IT FURTHER RESOLVED that the Town Board has determined that the System will satisfy the minimum Site Plan Review Standards set forth in Town Code Section 149-50.2 (D) (4) including area and dimensional requirements, buffering, lighting and anti-glare, fencing, impervious surfaces, signage, and conformance with New York State Department of Agriculture and Markets' "Guidelines for Solar Energy Projects – construction Mitigation for Agriculture Lands"; and

BE IT FURTHER RESOLVED that the Town Board approves the Site Plan for the System dated September 10, 2025 and, pursuant to Town Code Section 149-50.2 (E), such approval is conditioned as follows:

- A. The System shall be constructed, monitored and decommissioned in conformance with Section 149-50.2 of the Town Code; and
- B. The applicant, owners, successors, assigns and operators shall, at their own expense, decommission the system in conformance with Section 149-50.2 (F) of the Town Code and the Decommissioning Plan to be approved by the Town Board prior to the commencement of construction; and
- C. The applicant, owners, successors, assigns and operators shall, at their own expense, execute and file with the Town Clerk a bond or other security in conformance with Section 149-50.2 (F) of the Town Code prior to the commencement of generating operations; and

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on October 14, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

D. The Applicant shall pay all outstanding escrow amounts.”

Resolution 407-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0.

OLD WEST ROAD SOLAR SITE PLAN

The Supervisor asked the Town Clerk to read a resolution. She read:

“WHEREAS on April 21, 2025, Old West Road NY LLC submitted an application to the Town Board for approval of a 4.7 MW AC large-scale solar energy system on an approximately 36-acre parcel of land located at 81 Old West Road in the Town of Moreau, Saratoga County, Parcel ID Number 89.-2-19, currently zoned Agriculture and One-Family Residential Districts (R-5); and

WHEREAS the application was referred to the Saratoga County Planning Board which reported that the Zoning Map amendment would have no significant County-wide or intercommunity impact; and

WHEREAS the application was referred to the Town of Moreau Planning Board which issued an unfavorable report with recommendations for the project, and such report and recommendations have been considered by the Town Board; and

WHEREAS on August 26, 2025, the Town Board opened the Public Hearing on the application and continued the public hearing on September 9 and 23, and October 14, 2025 and, after hearing all interested persons, closed the hearing this date; and

WHEREAS the proposed project is a Type 1 action for purposes of review under the New York State Environmental Quality Review Act (SEQRA), and the Town Board as Lead Agency conducted a coordinated review under SEQRA and determined that the proposed project will not result in any significant adverse impacts to the environment; and

WHEREAS the Town Board has adopted a Local Law applying the Solar Energy System Overlay (SESO) District to this parcel authorizing Site Plan Review, and the applicant has submitted a revised Site Plan dated September 10, 2025; and

WHEREAS the Town Board has reviewed the application and supporting documentation, considered the review by the Town and County Planning Boards, with input from Town staff and the Town Designated Engineer, and having heard the public comments, and upon all proceedings held,

NOW, THEREFORE, BE IT RESOLVED that the Town Board has considered the Site Plan Review criteria set forth in Town Code Section 149-38, including parcel coverage, stormwater management, erosion control, landscaping, buffers, fire suppression and impacts to neighboring properties, and determined that the System will be constructed and operated in a manner that will protect the health, safety and general welfare of Town residents; and

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on October 14, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

BE IT FURTHER RESOLVED that the Town Board has determined that the System will satisfy the minimum Site Plan Review Standards set forth in Town Code Section 149-50.2 (D) (4) including area and dimensional requirements, buffering, lighting and anti-glare, fencing, impervious surfaces, signage, and conformance with New York State Department of Agriculture and Markets' "Guidelines for Solar Energy Projects – construction Mitigation for Agriculture Lands"; and

BE IT FURTHER RESOLVED that the Town Board has reviewed the concerns expressed by the Town Planning Board and finds that its concerns have either been addressed or do not weigh significantly against the project in view of all the applicable criteria; and

BE IT FURTHER RESOLVED that the Town Board approves the Site Plan for the System dated September 10, 2025 and, pursuant to Town Code Section 149-50.2 (E), such approval is conditioned as follows:

- A. The System shall be constructed, monitored and decommissioned in conformance with Section 149-50.2 of the Town Code; and
- B. The applicant, owners, successors, assigns and operators shall, at their own expense, decommission the system in conformance with Section 149-50.2 (F) of the Town Code and the Decommissioning Plan to be approved by the Town Board prior to the commencement of construction; and
- C. The applicant, owners, successors, assigns and operators shall, at their own expense, execute and file with the Town Clerk a bond or other security in conformance with Section 149-50.2 (F) of the Town Code prior to the commencement of generating operations; and
- D. The Applicant shall pay all outstanding escrow amounts."

Resolution 408-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0

Representatives of Renua and LightStar Energy thanked the Board for their diligence and efforts to bring these projects through the approval process over the course of years. They also thanked the residents for listening to these project plans over the years as well.

MEDICARE ADVANTAGE PLAN

Supervisor Fish introduced the subject of offering Anthem Medicare Advantage to Town retirees and asked if there were comments or questions from the Board. Since there were none, he asked the Clerk to read a resolution. She read:

"WHEREAS, the Town of Moreau makes available to its retirees, aged 65 and older, the Medicare Advantage Plan to supplement Medicare and offer relief from copays and prescriptions; and

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on October 14, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

WHEREAS, the 2026 monthly premiums for the Anthem Medicare Advantage plan are increasing from \$334.58 per month to \$383.94 per month, representing a 14.8% increase from 2025 to 2026; and

WHEREAS, retirees pay a contribution rate that varies between 12% and 20% which will result in a contribution increase between \$5.92 - \$9.87 per month; now

THEREFORE, BE IT RESOLVED, that the Town Board approves the renewal of the Anthem Medicare Advantage plan for retirees aged 65 and older.”

Resolution 409-2025 A motion was made by Councilmember Stewart, **seconded** by Councilmember Donohue to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0.

MOREAU INDUSTRIAL PARK PARCEL DISCUSSION

Since zoning had been updated for the Industrial Park earlier in the year, Supervisor Fish said it was time to move forward. He said the Town's parcels had been appraised in 2021, and that the Town can work with Saratoga Economic Development Corporation (SEDC) to promote the properties free of charge. He asked Counsel what the next steps would be. Attorney Bruening said that if the parcels were in the name of the Town and not a district, the process would be easier. The Town is required to determine a fair value for the parcel and “sell it for something like fair value,” Counsel said, and that this could be in terms of money or other value. Appraisal and assessed values are some of the ways to determine fair market value, he said, or a notice soliciting bids could be issued. He added it could be offered with no contingencies which may bring more dollars. Supervisor Fish asked if a minimum bid could be set. Attorney Bruening said that was a good point, and that they should also word the notice to include the option for the Board to decline any offer, and even if the offers are somewhat low, the Board would still have to decide if the value is fair. Supervisor Fish asked for the Board's thoughts.

Councilmember Noonan asked if the lots weren't always for sale, and what was different at that time. The supervisor indicated that marketing the lots was the difference. Councilmember Killian mentioned listing the lots of the Town website or finding another solution. Counsel said he didn't know the history or the purpose of the appraisal. Councilmember Noonan said it was good to bring in new businesses that fit with the new Zoning guidelines. Councilmember Stewart said the 2021 appraisal was related to a sale in the Industrial Park at that time. He added that a 2021 appraisal was likely significantly below the current value, and with assessments at 100% in Moreau, the Assessment should reflect fair market value. He said he felt that with internal and County resources, fair value could be determined, and they could always adjust the value and take more active approaches to attracting interest in the lots if initial efforts at what they believe is fair value don't draw offers. Councilmember Noonan said they should follow SEDC guidance since they know how to do this. Councilmember Killian asked how they wanted to start the process. Councilmember Stewart said he favored getting additional information from the County, and see if they had an appraisal service they could offer for no charge. He remarked to the Supervisor that there was support for moving ahead with the process.

WATER & SEWER DEPARTMENT

Supervisor Fish explained that in 2022 some parcels on VanBuren Street had been removed from paying capital charges for water since they did not have access to the water line. He said that the water line has been extended so they now have access so they should be charged the EDU capital charge going forward.

He asked the Town Clerk to read a resolution. She read:

"BE IT RESOLVED, that the Town Board hereby reinstates the following 6 parcels to the water billing for the EDU capital charge, effective immediately.

- | | |
|---------------|-----------------------|
| 1. 37.3-1-12 | 28 VanBuren Street |
| 2. 37.3-1-9 | 26 Van Buren Street |
| 3. 37.-1-31.2 | 20 Van Buren Street |
| 4. 37.3-1-17 | 18 Van Buren Street |
| 5. 37.3-1-1 | 16 Van Buren Street |
| 6. 37.3-1-7 | 22 Van Buren Street." |

Resolution 410-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0.

The Supervisor said Kristian Mechanick and Jeffrey Parish were looking for approval to attend the Adirondack Water Works Conference, in Latham on Wednesday , October 29, 2025 at a cost not to exceed \$75 each, with no mileage to be paid as they will be in a Town vehicle, to be paid from account CW8310.4.

Resolution 411-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to authorize the specified expenses.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0.

HIGHWAY DEPARTMENT

Supervisor Fish said the Highway Department was looking for approval on the purchase of tires. He asked the clerk to read a resolution. She read:

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on October 14, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

“BE IT RESOLVED, that the Town Board authorizes the Highway Superintendent to purchase 25 Goodyear tires through NYS Contract #PC70514, as listed on the purchase request, at an amount not to exceed \$13,346.80 to be paid from account DB5130.492”

Resolution 412-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Stewart to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0.

The Supervisor also thanked the Highway Department for their assistance at the Recreation Park, where they helped make an additional 80 parking spaces, which he described as looking fantastic, and that cost the Town very little. He said they used leftover millings and six loads of stone. He thanked the Highway Superintendent for taking the time out of his schedule to do this project.

BUILDING, PLANNING AND DEVELOPMENT OFFICE

Supervisor Fish invited BPD Coordinator Westfall to provide information on 16 Michael Road. Mr. Westfall said this property had been discussed at a recent meeting, that the lawn was overgrown and the property unkempt. He said the owner had missed his first court date and appeared for the second date, but they had to wait two more weeks. He said he was asking to authorize the Town's attorneys to start the County Supreme Court process. He said if clean-up hadn't been initiated by that date, they could move forward. Councilmember Stewart asked if this would be contingent on the property clean-up not being done. Supervisor Fish said the belief was that the owner would not appear at the third court date, and that they could cancel the Supreme Court case if needed. BPD Coordinator Westfall said they had been back and forth with this property for years, with some small amount of clean-up taking place and then it is allowed to deteriorate again. He said he was asking the Supreme Court to allow the Town to clean up the property and add the expense to the property's taxes, in hopes that the expense would discourage the owner from allowing things to return to their present state.

The Town Clerk read a prepared resolution:

“WHEREAS, there are substantial Town Code violations on this property; and

WHEREAS, the Town has commenced litigation in Town Justice Court which has not resulted in any remediation; and

WHEREAS, the Town would like to pursue litigation in Saratoga County Supreme Court in place of Town Justice Court;

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The Town Board authorizes the commencement of litigation in Saratoga County Supreme Court against the owner of 16 Michael Road in the Town of Moreau for Town Code violations.
2. The Town Board authorizes Town Counsel to withdraw the litigation in Town Justice Court at the direction of the Town Supervisor.
3. The Town Supervisor, Town Clerk, Town Attorney and any other necessary Town Officials are authorized and directed to take all actions necessary to effectuate the intent of this Resolution.

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on October 14, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

4. This Resolution shall take effect immediately.”

Resolution 413-2025 A motion was made by Councilmember Killian, seconded by Councilmember Stewart to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0.

Supervisor Fish asked the Clerk to read a resolution, saying that it would allow BPD Coordinator Westfall to continue to apply for EPG funds. She read:

“WHEREAS, the Town of Moreau has applied to, and was awarded funding from, the Environmental Facilities Corporation (EFC) for an Engineering Planning Grant (EPG) No. 2281, for the purpose of a Wastewater Extension Evaluation; and

WHEREAS, the grant program requires the Town to designate a ‘Authorized Representative’ via resolution to execute the Grant Agreement and any and all other contracts, documents, and instruments necessary to bring about the project and to fulfill the obligations under the Grant Agreement, with consent of the Town Supervisor.

NOW THEREFORE BE IT RESOLVED, that the Town Board of the Town of Moreau hereby designates the Town Building, Planning and Development Coordinator, Josh Westfall, AICP, as the ‘Authorized Representative’ pursuant to EFC’s EPG grant, identified as grant No. 2281.”

Resolution 414-2025 A motion was made by Councilmember Killian, seconded by Councilmember Stewart to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0.

The Clerk read another resolution:

“WHEREAS, the grant program requires the Town to identify the source of the required local match, authorizing its use, and appropriating the funds for the project via resolution; now

THEREFORE BE IT RESOLVED, the Town Board has determined that the required 10% match is hereby authorized and will be taken from the General Fund with monies to be supplanted with monies awarded from a Saratoga County Economic Development Grant in the amount up to \$10,000, for this cause.”

Resolution 415-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0.

TOWN CLERK'S OFFICE

Supervisor Fish said they needed to look at overtime earned in the Town Clerk's office during tax collection. He asked Counsel if overtime that had already been paid needed to be approved. Attorney Bruening said he didn't recall how it had been done in 2024. Councilmember Stewart said it had been approved in advance, including Saturday hours and evenings, but then they had adjusted the hours. He said he did not see an issue with it, and said it was an operational cost required by the State. Supervisor Fish said the Town had to pay it. He then asked Town Clerk Trombley if overtime would be needed during the remainder of school tax collection.

Ms. Trombley said she needed to clarify something before she could answer completely—that a resolution had been passed in years prior stating that Deputies' hours could only be adjusted to offset time at a Town Board meeting. She said it was often possible to offset overtime within a given period, which would reduce the amount of overtime accrued. She gave the example of September 29 & 30, which were on a Monday/Tuesday, where the volume of payments received required extra work hours to enable deposits to be prepared, but that on Wednesday-Friday of that week, volume was much lower, and hours were able to be flexed to reduce that week's overtime. She said if they are required to work their regular hours plus extra hours on heavy volume days, overtime will be accrued.

Councilmember Killian asked what the average overtime hours had been. Ms. Trombley said she believed that on the heaviest days it had been approximately two hours a day, but that she thought it really only started around September 25th. Councilmember Stewart asked if the staff wanted their hours to be adjusted, or if they wanted to earn overtime. He said to the Board that the Town collects school taxes, which other Towns do not do, so if they have to pay overtime, they should pay it. He said if the staff wants to adjust their hours, he was okay with it, but that he was willing to pay the overtime rate to take in tens of millions of dollars during tax collection months. Councilmember Donohue said he agreed, that it was the cost of doing business. He said he had seen the Clerk in the office running numbers, and that he knew they had to be right, so there was time involved in doing that. He said if the deputies were willing to have their hours adjusted to cut time down to save money, that was great too.

Councilmember Stewart said he didn't know what the handbook said. The Town Clerk said the handbook states employees must work 8 a.m.-4 p.m., and the Town Clerk's office is mandated to be open those hours as well, but her office has different functions that require additional time, such as tax collection. Councilmember Stewart asked if they could pass a resolution allowing overtime and the adjustment of schedules. He added that if an employee wants to offset hours for the inconvenience of working extra hours some days, he would rather allow that. He asked for guidance for how to word the resolution to allow her to manage her staff. Ms. Trombley said she has currently set standard hours for Deputy 2 to begin before 8:00 a.m. to allow time to open, and to leave before 4:00 p.m., and Deputy 1 is set to come in later and leave later to allow coverage at close to settle the register. She said during tax collection Deputy 2 still starts before 8 a.m., then takes her lunch—that lunch breaks are a challenge because the office is short of staff for two hours in the middle of the day—and at the end of

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on October 14, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

the day there has been so much volume, everyone stays to cash out and help prepare deposits. She said the directive to her staff has been that nothing but deposits are done after 4 p.m. She said deposits have to be prepared before they leave the office for the night, and that she had entered every tax payment herself.

Supervisor Fish suggested the verbiage "as needed" for the resolution.

Resolution 416-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Killian to authorize the Town Clerk to approve overtime hours as needed.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0.

SUPERVISOR'S OFFICE

National Grid

Supervisor Fish said National Grid was asking to use land in the Industrial Park to stage poles for an upcoming project. He added that National Grid understands that the Town is not responsible for any damage that may take place while the poles are stored there. The Supervisor asked the Clerk to read a resolution. She read:

"BE IT RESOLVED, that the Town Board hereby authorizes National Grid to use town owned property located at 33-35 Farnan Road, parcel number 50-4-19, as a staging area for an upcoming utility pole replacement project in town and further authorizes the Supervisor to sign the revocable license agreement with National Grid, as prepared by counsel."

Resolution 417-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Stewart to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0.

Town Hall Schedule

Supervisor Fish said most of the Town Hall employees had signed onto a request to take the day after Christmas off using accrued time. Councilmember Stewart asked if they wanted to discuss December 24th as well. Supervisor Fish said his request for December 24 was to close Town Hall at noon with a full day's pay.

Resolution 418-2025 A motion was made by Councilmember Killian, seconded by Councilmember Killian to authorize the closure of Town Hall at 12:00 PM on December 24, 2025 with full day pay.

A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on October 14, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0.

Councilmember Stewart said he had no problem with closing the office Friday December 26, but since vacation time would be required or the staff member would be unpaid, he wanted to know if it was all of the staff or most of the staff that signed on. Supervisor Fish said he thought it was all the staff that signed the letter.

Councilmember Stewart said he didn't know if it was legal to force someone to take an unpaid day off that they didn't agree to. Counsel said he would like to review the contract, and that the State does it. This topic was tabled.

MONTHLY DEPARTMENT REPORTS

The Town Clerk read the following:

"BE IT RESOLVED, that the Town Board accepts the monthly department head reports for the Town Clerk's Office, Highway Department, Recreation Department, Transfer Station and Water & Sewer Department."

Resolution 419-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Stewart to adopt the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Absent
Councilmember Killian	Aye
Councilmember Noonan	Absent
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:0

PUBLIC COMMENT PERIOD

Sheila Itzo referenced the Pigeon litigation, and asked if it will be started immediately to have the homeowner clean up the property, and if he fails to do so, would he be fined and the Town clean the property. She asked if he would get the bill. Councilmember Stewart said the hope was that the Supreme Court would allow the expense to be added to his taxes. Ms. Itzo wanted to be sure the taxpayers wouldn't have to pay. She said also that they thought he did not have electricity or water, that the neighbors felt it was a dangerous situation. She asked if they could explore making sure he cleans up inside too. Supervisor Fish said the Building Dept. did look into it and that the property does have power.

Maureen Dennis said she was curious about the VanBuren Street capital charges being added, but not Fort Edward Road or Jackson Road. Supervisor Fish said they don't have water lines in their area. Ms. Dennis said it didn't matter, that according to Town code section 145-34 (B) it says, "All properties located within a water district, regardless of connection status, shall be responsible for paying capital costs since said properties benefit from convenient access to water mains for consumption and/or fire protection." Supervisor Fish asked for input from the Councilmembers who were on the Board when the properties were removed, but said he thought they

were removed from the water district at that time. Ms. Dennis said the minutes attached to the agenda do not say that. She said it was an illegal gift, and a violation of the equal protection clause because Schermerhorn Real Estate Holdings is being charged and others are not. She said she wanted to know why. Supervisor Fish said that if access is not possible, they were removed. Councilmember Noonan said they didn't have the answers at that time and that Ms. Dennis came prepared to accuse the Board of wrongdoing. She said she came prepared using the documents and agenda posted prior to the meeting. Councilmember Noonan said the Board would look into it and consult with Counsel.

Councilmember Donohue said he can understand excluding capital charges if there was no water line passing. He said he believed they were exempt because there was no water line they could connect to. Ms. Dennis said that was not what the local law states and that the Board has to follow the law. She asked Counsel if it was an illegal gift. Councilmember Stewart said that he understands Ms. Dennis' position. She said empty parcels are being charged. Councilmember Stewart asked if the line runs by the parcels, or if they had no access, that the intent was to exclude parcels who did not have access. Ms. Dennis said the language doesn't remove the parcels from the district, and districts had to be pre-approved by the State Comptroller's office. Councilmember Stewart suggested a resolution may be needed to repair the local law. Ms. Dennis asked if this would be retroactive. Councilmember Stewart said it would depend if that was legal.

Ms. Dennis asked Counsel about a sewer overlay charge refund. Attorney Bruening said the Town Board's recommendation was needed. Asked for a timeline, he said he thought it would be a few weeks. Ms. Dennis asked if a letter was sent to the City of Glens Falls about capacity for the Grove at Sisson. The Supervisor said he had spoken with Bill Norton to explain what they were doing and he said Mr. Norton would pass it along and get back to him about an agreement. Ms. Dennis said the NYSDEC rejected their letter because they said it specifically had to come from the Town to the City on Town letterhead. Supervisor Fish said he had no idea when a letter would be sent.

Ms. Dennis asked if the Bluebird Terrace effluent was flowing South. Supervisor Fish said it was not, that it would be turned on October 20 to the County. She asked about a sewer budget meeting set for the second Board meeting in October, if that was still on schedule. Supervisor Fish said that budget meeting was set for 2026. Ms. Dennis then asked if final EDU counts existed. He said as far as he knew, they did.

COMMITTEE REPORTS

Recreation

Councilmember Stewart said the Recreation Director had sent over some projects, one of which was pickleball/tennis courts and playground layouts for approval. New equipment is in, he said. At the next meeting he said they hoped to talk about what to do with the old equipment, and suggested potentially auctioning or selling it.

He thanked the Highway Superintendent again for his collaboration on the Recreation project and said sometimes people don't recognize the Town's inner collaboration to make these projects happen.

Councilmember Donohue said he hoped to have concrete figures for the next meeting for the pickleball, tennis, and basketball courts so they can start work in the spring. Councilmember Stewart said they may want to put the project out to bid because one price was received from a vendor who flew from out of state to offer a price.

Technology

Councilmember Killian suggested the large screen for the Board room may be possible to be installed by Jeremy Brogan when he had time. Councilmembers asked if install wasn't part of the pricing they approved. Councilmember Killian said that part of the bill could be removed if it was possible to do installation in-house.

*A regular meeting of the Town Board of the Town of Moreau was held at 7:00 p.m. on October 14, 2025
at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.*

SUPERVISOR'S ITEMS

None

ADJOURNMENT

Resolution 420-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Killian to adjourn the meeting.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Aye
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 5:0. The meeting was adjourned at **9:13 p.m.**

Respectfully submitted,
Erin Trombley
Erin Trombley
Town Clerk

Neighbors of Proposed Potter Rd Solar Project and Residents of the Town of Moreau

Town of Moreau

Jesse A. Fish, Jr - Town Supervisor

Members of the Town Board

351 Reynolds Road

Moreau, NY 12828

Re: Propsed Solar Farm – Potter Road Solar

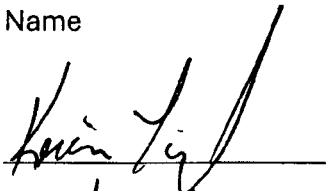
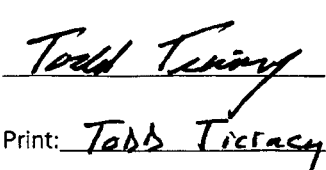
Property: 35 Potter Rd, Moreau, NY (62.-1-59.111)

Applicant: Potter Road Soar, LLC

Developer: Seaboard Solar Operations, LLC

We are the members of the Town of Moreau Community that are affected by the proposed solar project at 35 Potter Rd, Moreau, NY. We believe that the solar project does not fit the current R2 Zoning that the town recently adopted. As neighbors of the property, we have lived here or choose to purchase property here because of the R2 zoning. We would like the town to reevaluate the Solar Overlay of the entire town and go back to zoning and planning board process that has been used. There was NO planning or zoning board public hearing for this project, and we strongly oppose that. We also believe that the 1 public hearing at the board meeting did not provide enough public notice and that we were not fully aware of the scale of the solar farm being proposed. The majority of us are not even familiar with the Solar overlay law and the impact on the community.

Please vote against 35 Potter Rd solar farm and rethink the Solar overlay in the Town.

Name	Address	Phone Number	Distance To site
 Print: <u>Kevin Lingel</u>	<u>19 Tanglewood Dr.</u>	<u>518-361-3678</u>	Appx. 3 miles
 Print: <u>Todd Tigracy</u>	<u>Holy Drive / Woodlawn Dr</u>	<u>518-260-6878</u>	Dined Boarder 2 properties

Signature

Address

Phone number

Rusty Saunders

Print: Rusty Saunders

11
Print: ~~SHAWN~~

1445 ST. RT. 9 Fort Edward, NY 12828 Appx 2.3 mi.

2 Ganant Mine Court, Gansevoort NY 12831
518-365-3735 Appx 3 mile

SHAWN O'Brien

Print: Shawn O'Brien

200 Bent Rd Gansevoort NY 12831

518-796-5983

Appx 4.2 mi

William Alter

Print: William Alter

11 Potter Road Gansevoort NY

518-269-7466

Appx 800 FT

518-744-6809

Lucas Hager

Print: LUCAS HAGER

2 WOODLAND DR. GANSEVOORT NY

Appx 800 FT

Brian Kodon

Print: Brian Kodon

4 Bonte Drive Gansevoort, NY 12831

232-3939

APPX 1 mile

Nicholas Butler

Print: Nicholas Butler

140 Spier Falls Road Gansevoort NY 12831

(518) 944-9921

APPX 1200 FT

Jeff Greenwood

Print: Jeff Greenwood

13 Edens Way Gansevoort NY 12831

(518) 307-8111

APPX 1.1 mile

Daniel M. Lewis

Print: Daniel M Lewis

163 Reynolds Rd Ft Edward NY 12828

(518-232-6524)

APPX 4.5 mile

Name

Address

Phone Number



10 Coriander drive
Ft Edward NY 12828

518-321-7384

Appx 2.2 mile

Print: Eric Tyrell

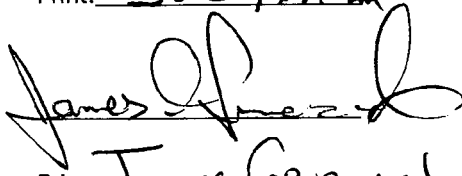


8 Columbia Ave

518 744-6494

S. Glens Falls NY 12803 Appx 3 mile

Print: Joe Killian

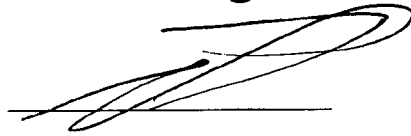


150 Butler Road
Ft Ed NY 12828

518-744-6029

Appx 1.2 mile

Print: James Greenwood



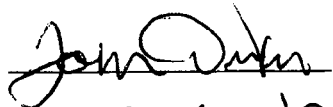
1166 RT9 GANSEVOORT

NY 12831

518-761-0122

Appx 2 mile

Print: Tony D'Amico

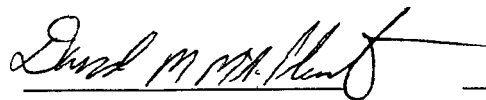


51 POTTER ROAD GANSEVOORT NY

12831

Direct Reader

Print: JOHN (JACK) DIXON

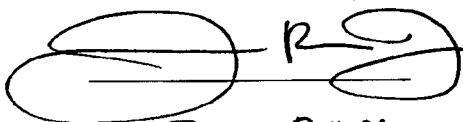


3 WOODLAND DRIVE GANSEVOORT NY

12831

APPX 550 FT

Print: DAVID MT. PLEASANT



40 HATCHERY RD. GANSEVOORT NY

518-828-6367

Appx 2.3 mile

Print: JAMES P. MCGINLEY JR

Print: _____



Outlook

Urgent-Please Read For Tonight's Town Board Meeting

From Tammy Sutphin <sutphintammy@gmail.com>**Date** Tue 10/14/2025 8:31 AM**To** Jesse Fish <moreausuper@townofmoreau.org>; Patrick Killian <pkillian@townofmoreau.org>; Mark Stewart <mstewart@townofmoreau.org>; JD Donohue <jdonohue@townofmoreau.org>; Kyle Noonan <knoonan@townofmoreau.org>; Erin Trombley <townclerk@townofmoreau.org>**Subject: Urgent Concern for the Future of Our Community – Please Reconsider the Solar Overlay and Potter Road Project**

Dear Town of Moreau Board Members,

I'm reaching out to you not just as a 23-year Realtor, but as a lifelong resident of the Town of Moreau — someone whose roots run four generations deep in this community. What's happening now with the Solar Overlay and the proposed solar farm at 35 Potter Road deeply alarms me, and I urge you to listen to the growing concern of the residents you were elected to serve.

I am sending this email because I am currently out of town and unable to attend the scheduled meeting — but my absence in person does not lessen the strength of my concern or the urgency of this issue.

This is more than a land-use decision — this is about the future character and sustainability of our town. The property at 35 Potter Road is *ideal* for desperately needed residential development. We are in the midst of a housing crisis, especially when it comes to R2-zoned opportunities. Every lost parcel of residential land is a missed opportunity to provide homes for families, grow our population, support our schools, and attract the businesses that are crucial to our town's long-term economic health.

The passage of the solar overlay has stripped away vital zoning protections — protections that homeowners have relied on when making some of the biggest decisions of their lives. As both a Realtor and a resident, I can tell you: one of the first questions homebuyers ask is, "What's around this property? What's the zoning?" People invest in communities, not just houses. When zoning becomes uncertain or inconsistent, people lose confidence — and our neighborhoods lose value.

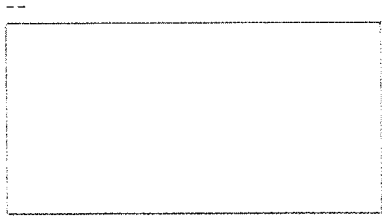
Please don't let short-term decisions create long-term consequences for Moreau. Once land is developed for industrial-scale solar, it's gone for generations — we cannot get it back for housing, for parks, for families. I implore you to pause, to listen, and to weigh the impact this will have not just today, but for the next generation.

Our town deserves thoughtful, community-driven planning — not hasty development that disregards the needs and voices of its residents.

Respectfully,

Tammy Sutphin
4 Grants Way, Gansevoort

Associate Broker/Hunt Real Estate ERA





5 Dwight Park Drive
Syracuse, NY 13209
Phone: (315) 413-0400
Fax: (315) 413-0404

Proposal # Q3-25-035-01
October 21, 2025

Town of Moreau
351 Reynolds Rd.
Moreau, NY 12828-9261

Attention: Kristian Mechanick

Reference: Moreau Master Meter Remote Access

AquaLogics Systems, Inc. is pleased to offer the following proposal for your consideration.

Modification to the existing Flow Meter Control Panel:

- Qty.1 - Cradlepoint 4G cellular modem
- Qty.2 - Citel Bulkhead antenna surge protectors
- Qty.1 - Parsec Technologies 2 LTE Cellar antenna
- Qty.1 - Automation Direct Stridelinx Industrial VPN Router
- Qty.1 - Lot Miscellaneous wire and cables.

Field Services:

- Qty.1- Day onsite service to provide equipment installation at the Moreau Master Meter site and software configuration on the customers' laptop. The customer will be able to access the flow total at the Moreau Master Meter site from any remote location if their laptop has internet access. This will not work for a dedicated connection from a SCADA computer.

Not Included:

Monthly service for the Cradlepoint modem is not included in this proposal. The device will need to be added to the customer's phone plan. We will need to know the carrier at the time of the order.

Pricing:

Total Net Price..... \$6,185.00

Taxes:

Sales or Use Taxes are not included.

Warranty:

All proposed equipment is warranted against system failure due to defects in workmanship and/or materials for a period of twelve (12) months from equipment start-up, not to exceed eighteen (18) months from date of shipment from our factory. This warranty does not cover failures due to human negligence and/or acts of nature.

Freight:

Prepaid and included to Moreau, NY.

Delivery:

4-5 weeks after receipt of order.

Terms:

95% Net 30 days, 5% retainage allowed, not to exceed 90 days from shipment.

Thank you for the opportunity to provide you with our quotation. Should you have any questions or desire additional information please don't hesitate to contact our office.

Best regards,
AquaLogics Systems, Inc.

A handwritten signature in black ink, appearing to read 'Karl E. Hughes, III', written in a cursive style.

Karl E. Hughes, III

TOWN OF MOREAU
PURCHASE REQUEST & QUOTE SUMMARY

Department: Transfer Station

Date: 10/17/2025

Description of Purchase Request:

Two Loader Tires,

Vendor's Name and Address:

McCarthy Tire Service
200 N. Broadway
Menands, NY 12204

Price: \$ 12,016.60

They priced for 4 Tires.
Informed me the all 4 tires should
be changed

Vendor's Name and Address:

Warren Tire Service
92 Warren Street
Glens Falls NY 12801

Price: \$ 3729.90

price for TWO Tires.
No Disposal.

Vendor's Name and Address:

Steve Shannon
Tire & Auto Center
274 Quaker Rd Queensbury
NY 12804

Price: \$ \$3785.00 w/o disposal
\$4085.00 with disposal
for the Galaxie M4SR 200, Two
tires.

[Please list all vendors contacted for a quote, even if they didn't submit a quote.]

Account number purchase will be paid from: _____

Balance in account and date: \$ _____ as of _____

Was this item/service included in the current year budget? ☐ Yes ☐ No

If yes, amount budgeted for the current year: \$ _____

Department Head's Recommendation:

I am recommending Steve Shannon
they are disposing with a fee. (Warren Tire don't dispose of
the Tires. They loader Tires
are too big for our open top.)

Board Approval Received: ☐ Yes ☐ No

Date Approval Received: _____

Vendor Authorized: _____

Amount Approved: _____

QUOTE

30-173278

Q:QUOTE

* CREATED : 9/10/25-17:42:56*

McCarthy Tire Service

Serving the transportation industry since 1926

CORPORATE ADDRESS

P.O. BOX 1125

WILKES-BARRE, PA 18703-1125

www.mccarthytire.com

CUST: 897096 REP: PETER ROW

SERVICING LOCATION

#30 MENANDS, NY

200 N. BROADWAY

MENANDS, NY 12204

PHONE: (518) 462-6507

ACCOUNTS RECEIVABLE INQUIRIES

PHONE : (800) 724-3506

FAX : (570) 825-9669

EMAIL : ar@mccarthytire.com

9/11/25

TOWN OF MOREAU HWY DEPT

P O BOX 1349

SOUTH GLENS FALLS, NY 12803

TERMS : NET 30 DAYS

WORK PHONE : (518) 792-5675

HOME/CELL PHONE :

P/O NUMBER : LOADER SERVICE

D/R NUMBER :

QTY	ITEM #	SIZE	DESCRIPTION	PLY	MFG#	PRICE	AMOUNT	TECH
6.00	767	NY-OTR	OTR SERVICE PER HR		NYOTRRDSVC	150.00	900.00	999
4.00	95032	OTR	WHEEL CLEAN/PREP		OTRCLEANPREP	26.00	104.00	999
4.00	4099	OR-325T	25" O RING THICK		OR-325T	25.00	100.00	999
4.00	95944	SMALL	OTR SCRAP CHARGE		SMOTRSCRAP	1.00	4.00	999
SCRAP CHARGE WILL BE WAIVED AS LONG AS TIRES ARE STILL IN SIMILAR CONDITION AS THEY ARE NOW AND STILL HOLD AIR ETC								
4.00	47014	TV-618A	HAL AIR/WATER VALV		TV618A	6.95	27.80	999

TAXABLE AMOUNT : .00

SALES TAX : .00

NON-TAX AMOUNT : 1135.80

TIRE FEE : .00

INVOICE TOTAL : 1135.80

SIGNED BY :

PRINT NAME:

QUOTE

30-173279

QG:QUOTE: GOVERNMENT

* CREATED : 9/10/25-17:49:45*

McCarthy Tire Service

Serving the transportation industry since 1926

Delivery Date:9/25/25

CORPORATE ADDRESS

P.O. BOX 1125

WILKES-BARRE, PA 18703-1125

www.mccarthytire.com

CUST: 897096 REP: PETER ROW

SERVICING LOCATION

#30 MENANDS, NY

200 N. BROADWAY

MENANDS, NY 12204

PHONE: (518) 462-6507

ACCOUNTS RECEIVABLE INQUIRIES

PHONE : (800) 724-3506

FAX : (570) 825-9669

EMAIL : ar@mccarthytire.com

9/10/25

TOWN OF MOREAU HWY DEPT

P O BOX 1349

SOUTH GLENS FALLS, NY 12803

TERMS : NET 30 DAYS

WORK PHONE : (518) 792-5675

HOME/CELL PHONE :

P/O NUMBER : MICHELIN SNO PLUS

D/R NUMBER : 173279

QTY	ITEM #	SIZE	DESCRIPTION	PLY	MFG#	PRICE	AMOUNT	TECH
4.00	62408	205R25	MICH X SNOPLUS L2T	*	M62408	2720.20	10880.80	999

TAXABLE AMOUNT : .00

SALES TAX : .00

NON-TAX AMOUNT : 10880.80

TIRE FEE : .00

INVOICE TOTAL : 10880.80

SIGNED BY :

PRINT NAME:





Warren Tire Service Center Inc
92 Warren Street
NYS Facility #3570024
GLENS FALLS, NY
(518)792-0991

PAGE 1

Customer ID: 10980
Name: TOWN OF MOREAU
Address: 351 REYNOLDS
Address 2:
City, State, Zip Code: MOREAU, NY, 12828
Home Phone: (518) -
Work Phone: (518) 792-5675
Mobile Phone: (518) 538-0136
Tax Exempt #: 14-6002315

Year:
Make:
Model:
Lic No:
VIN:
Color:
Engine:
Mileage In: 0
Mileage Out: 0

Create Date: 08/15/25 09:05:15
Date/Time: 08/15/25 00:00:00
Workorder #: 110698
Invoice #:
Email Address:
PO Number:
Fleet/Wholesale: Y

Salesperson: T. POTTER
Service comments:

TIRE PRESSURE: LF __ RF __ LR __ RR __ SPARE __

TREAD DEPTH: LF __/32 RF __/32 LR __/32 RR __/32 SPARE __/32

Qty.	Part #	RFR	Loc	Description	Parts	Labor	Total
2	46241			OTR ROAD SERVICE	0.00	175.00	350.00
1	46250			FUEL SURCHARGE	0.00	30.00	30.00
2	4S7221001			STTR E3/L3 2*/1* TITAN	1,650.00	0.00	3,300.00
				TITAN 20.5R25			
2	4020			O-RING	24.95	0.00	49.90

*** Customer Wishes To Discard Old Parts ***

I hereby authorize the work described on this form to be done along with the necessary material and agree that you are not responsible for loss or damage to vehicle or articles left in vehicle in case of fire, theft or any other cause beyond your control. I hereby grant you and/or your employees permission to operate the vehicle described herein on streets, highways and elsewhere for the purpose of testing and/or inspection. Old parts will not be returned unless I specify specifically. *** WORKORDER ONLY, NOT AN INVOICE ***

Customer Signature:

X _____

TECH:

SUB TOTAL	3,729.90
SALES TAX	0.00
GRAND TOTAL	3,729.90

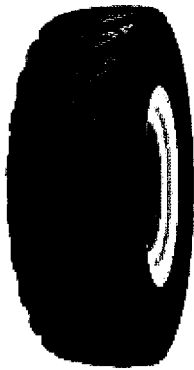
THIS IS A PHONE QUOTE WORKORDER



09/22/25

TIRE QUOTE FOR: TOWN OF MOREAU LANDFILL

(3) SERVICE CALL TO LANDFILL TO CHANGE 2 TIRES	155.00 EACH X 3 = 465.00
(2) 20.5R25 GALAXY MGSR 200	1450.00 EACH X 2 = 2900.00

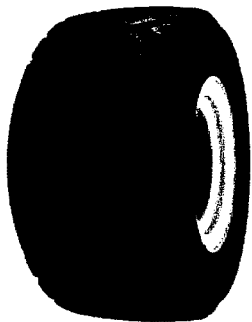


(2) DISMOUNT AND MOUNTS	65.00 EACH X 2 = 130.00
(1) OTR TIRE SEALER FOR 2 TIRES	250.00 EACH X 1 = 250.00
(2) OR25 O-RINGS	20.00 EACH X 2 = 40.00

* DISPOSAL IS AVAILABLE @ 150.00 PER TIRE

TOTAL W/O DISPOSAL: 3785.00

OPTIONAL TIRE: 20.5R25 GALAXY LDSR300 @1579.00 EACH



SENT VIA EMAIL ONLY



September 12, 2025

Mr. Josh Westfall, MRP, AICP
Building, Planning and Development Coordinator
Town of Moreau Building Department
351 Reynolds Road
Moreau, New York, 12828-9261
bpd@townofmoreau.org

Re: Harry J. Betar, Jr. Recreation Park Improvements
19 Jan Avenue
Town of Moreau, Saratoga County, New York
MJ Project No. 1687.10
Supplemental Proposal No. 1 for Additional Professional Services

Dear Mr. Westfall:

MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. (MJ) is pleased to provide the Town of Moreau (Town) with this proposal for additional professional services associated with Harry J. Betar, Jr. Recreation Park Improvements (Project). The project will involve the design of a new vehicular entrance and roadway, as well as expanding a multi-use trail network. MJ's project understanding and the associated Scope of Services are included below.

PROJECT UNDERSTANDING

The Town contracted with MJ in May 2025 to provide professional services for this project. Based upon our knowledge of the project to date, MJ understands the following:

- During our site visit on June 20, 2025, what appears to be unmapped wetland conditions were observed in intended roadway and trail corridors.
- Wetland delineation is required to identify the location and jurisdiction of wetlands, investigate potential impacts to wetlands, or determine alternative trail and roadway routes.

Based upon the above understanding, MJ offers the following Scope of Services for your consideration.

SCOPE OF SERVICES

Task 10: Wetland Delineation and Jurisdictional Determination

MJ will use the draft project plans provided to the Town on July 30, 2025 to flag proposed trails and roadways for identification ahead of the wetland field delineation. This effort will provide orientation for wetland delineations and limit the scope of field investigations.



21 Corporate Drive
Clifton Park, NY 12065



518.371.0799
mj@mjteam.com
mjteam.com



Fishkill, NY
Levittown, NY
Picatinny, NJ
Melbourne, FL



MJ will complete the following tasks:

1. Field Delineation

MJ, through a subconsultant Copeland Environmental, will review available mapping, including the USGS topographic map, aerial photography, the County Soil Survey, National Wetland Inventory (NWI) maps, and New York State Department of Environmental Conservation (NYSDEC) Freshwater Wetland maps in advance of performing the field work. MJ will also flag intervisible points along the centerlines of the proposed access roadway and trail, each being approximately 3,800 feet in length, for use in conducting a field delineation.

Regulated wetlands will be field delineated in accordance with the procedures outlined in the 1987 Corps of Engineers Wetland Delineation Manual and the Northcentral and Northeast Regional Supplement. MJ will field locate wetland boundary flags and incorporate the wetland flag locations with existing base mapping. MJ will also flag and GPS the Ordinary High Water (OHW) of any identified streams. Refer to Figure 1 Field Delineation Limits for an understanding of the study area.

2. Wetland Summary Report

Information obtained during the field investigation will be documented and included in a Wetland Summary Report. The report will include a discussion of surface water features, vegetation, soils and hydrological descriptions for each wetland, and input regarding anticipated permit requirements. Wetland Determination Data Forms and photographs will be prepared and included as attachments.

A figure that shows the mapped NYSDEC and NWI wetland locations, delineated wetland boundary locations, sampling points, photograph locations, and soil types will be provided.

Deliverables: A digital copy of the Wetland Summary Report in PDF format.

3. USACE Jurisdictional Determination

MJ will prepare a Jurisdictional Determination package for NYSDEC and US Army Corps of Engineers (USACE) confirmation of potential jurisdictional resources. Associated forms and mapping needed for confirmation will be provided. This task includes one site visit with NYSDEC and USACE and minor revisions to documentation of wetland boundary limits.

Deliverables: Requisite number of hard copies and one (1) digital copy of the submission.

ASSUMPTIONS

The following assumptions were made in the development of this proposal:

1. No warranty, or guarantee, is expressed, or implied concerning the granting of permits or approvals required for this project, or timelines for review and action, by regulatory agencies.
2. Payment of NYS Prevailing Wage Rates for survey services does apply.
3. RTK Survey procedures will be utilized for centerline flagging and wetland flag locations. Proposed procedures will provide for sub-meter accuracy of collected data.



TASKS NOT INCLUDED IN THIS PROPOSAL

The following efforts are excluded from this scope of services:

1. Threatened and Endangered Species survey of the parcel.
2. Cultural Resource Survey (Phase 1, 2 or 3).
3. Environmental permitting for wetland/adjacent area impacts.
4. Work associated with challenging or appealing agencies' jurisdictional determinations or assessing previous impacts to aquatic resources on the property.

SCHEDULE

MJ will perform the outlined task within the following duration:

Description	Completion
Task 10 – Wetland Delineation and Jurisdictional Determination	January 2026

The schedule assumes there are no significant changes or delays resulting from decisions, conditions and/or events beyond MJ's control.

FEE

MJ proposes to complete the above-listed services for the following fees.

Task	Description	Billing Type	Original Contract Fee	Mod #1	Total Fee
01	Topographic/Boundary Survey	Lump Sum	\$ 31,000	----	\$ 31,000
02	Regulated Wetlands Screening	Lump Sum	\$ 2,000	----	\$ 2,000
03	Project Kickoff and Concept Design	Lump Sum	\$ 14,600	----	\$ 14,600
04	Design Development (60%)	Lump Sum	\$ 26,300	----	\$ 26,300
05	Pre-Bid Documents (90%)	Lump Sum	\$ 36,000	----	\$ 36,000
06	Bid Documents (100%)	Lump Sum	\$ 32,500	----	\$ 32,500
07	Bid Phase Services	Lump Sum	\$ 6,300	----	\$ 6,300
08	Construction Administration	Lump Sum	\$ 12,000	----	\$ 12,000
09	Construction Inspection	Lump Sum	\$ 65,000	----	\$ 65,000
10	Wetland Delineation and JD	Lump Sum	----	\$ 15,400	\$ 15,400
RE00	Reimbursable Expenses		\$1,500	----	\$ 1,500
Total Fee			\$ 227,200	\$ 15,400	\$ 242,600



MJ will invoice the Town monthly based on the percentage of work completed. The fee assumes there are no significant changes resulting from decisions, conditions and/or events beyond MJ's control.

The fees listed above are valid for 60-days from the date of this proposal.

SUMMARY

We look forward to continuing the work on this project. If the above scope of work is acceptable, please execute and return the Authorization to Proceed in accordance with the Master Services Agreement between MJ and the Town of Moreau. Please do not hesitate to contact Doug Gerber, PLA at 518-371-0799 or via email at dgerber@mjteam.com if you have questions or require additional information.

Sincerely,

Michael D. Panichelli, P.E.
President

Cc: Jenny Lippmann, P.E.
Doug Gerber, PLA
File

AUTHORIZATION TO PROCEED

In accordance with the Consultant Master Services Agreement dated June 21, 2025 between MJ and the Town of Moreau, I hereby authorize MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. to proceed with the additional scope of services as described above.

Printed Name

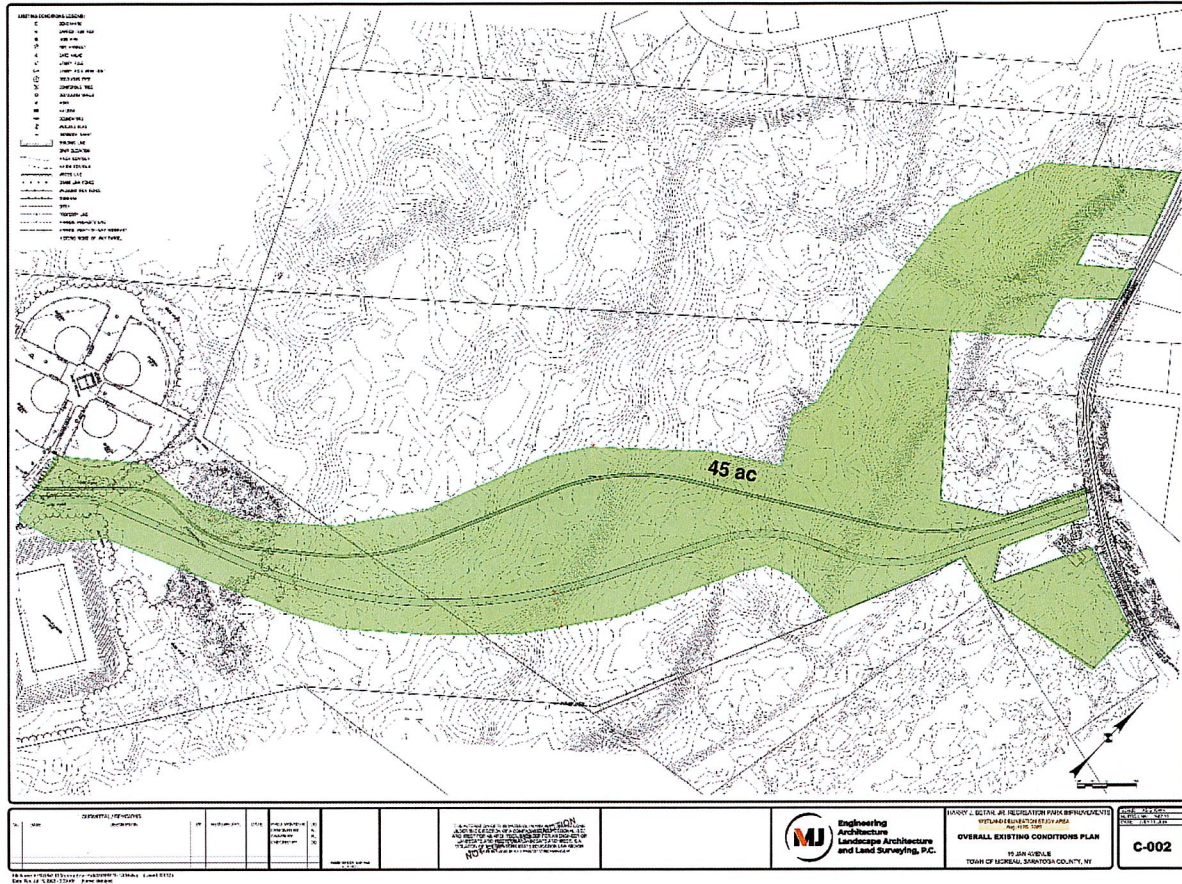
Title

Signature

Date



Figure 1 Field Delineation Limits



Board,

Looking for approval of our rec basketball program for 2025-2026. The season was very long for the older kids and coaches last year 12/11-3/14 (14 weeks/ 2 times per week) appx 20-21 practices/games
This year we are projected to go 1/5/25-2/27/25 (8 weeks/2 per week)14 practices/games.

The younger children K-2 were 4 weeks/ one time per week and looking to give them 2 extra weeks. They would go from 4 practices to 6 practices.

Also, included would be the fundamental day at the high school. Talking to coaches and some of the families they felt a shorter season we the best option going forward. The younger team's coaches all felt they wanted an extra week or two.

Grades K-2-

1/10/2025-2/14/2025 (6 weeks)

This group is:

Saturday only

they play at three different time frames

9:00-10:00

10:15-11:15

11:30-12:30

Moreau and Harrison schools, but we may need a third school if enrollment is high, we would be hoping for Tanglewood.

Grades 3-6-

This group is:

Tuesday (if numbers are high), Wednesday, Friday

Main schools have been Moreau, Harrison, and Ballard (if we have high enrollment numbers).

Two-time frames

5-6:30

6:30-8pm

I reached out to both varsity basketball coaches; Coach Kill and Coach Cottrell about having a fundamental camp day for the kids on 12/20/2025 from 9-12pm potential using the blue and red gym. We are waiting on an answer from the SGF AD to make sure it will be approved (looks positive).

I am looking to bring in the Varsity, JV, and freshman teams to help teach and grow the program in the community. Both coaches are very excited to help in the growth of basketball in South Glens Falls.

Thank you!

To: The Supervisor and Town of Moreau Board Members

From: Leah Cronin

Date: October 1, 2025

Re: Assessor's Office Monthly Report for September 2025

RECEIVED BY
OCT 15 2025
TOWN OF MOREAU
SUPERVISOR'S OFFICE

In an effort to keep you up to date I respectfully submit the following:

September continues work on building permits (both Town and Village), sale processing (sale & data verification), sales transmittals, welcome packet mailings (to our new residents), birthday cards mailings (to low income seniors), split merge requests, office organization, etc. WE have also begun doing town wide data collection via arial imagery.

The office assisted seniors sign up for benefits they missed this year for the Enhanced STAR exemption under a RP 425-good cause application. New York State is changing the way in which the Senior STAR will be initiated for the first time to Seniors. They will be checking income and age through NYS filed tax returns. I report will be sent to my office and we will administer exemptions. This will alleviate our Seniors missing the deadline to sign up for the Senior benefit.

The office experiences an increase in foot traffic in September. Residents often like to check the status of their STAR Exemption and STAR Credit status after paying their school bill. We continue to take the time to educate our residents of all the programs they might be eligible for (Veteran Exemption, Low Income Senior Citizen, STAR Exemption vs STAR Credit)

October 2025 Fall Conference news – I was recently honored as the recipient of the David Briggs Exceptional New IAO member Award at the Assessors Fall Conference. *This award is presented in recognition of the Institute of Assessing Officers member, of less than three years, who has shown character, integrity, and skills that favorably reflect on the IAO, the professional status of the assessor, and the assessment profession through the support of education. David Briggs was an instructor and author of numerous courses. He is a past NYSAA president, IAO Trustee, Dean of the Cornell Seminar, Fellow of the Institute (FIAO) and Executive Director. He was a mentor to new members and consistently encouraged them to pursue education and further the assessment profession. His quiet dedication left a permanent imprint on the Association. Qualities displayed: David was a mentor to others, supported education, and was an active committee volunteer.* I was very humbled to be this years recipient and honored and share the news with the Town of Moreau!

The 2026 budget has prepared.

Research and analysis have begun to lay the groundwork for the 2026 assessment roll.

Please see attached for GAR's monthly work effort.

Sincerely,

Leah M Cronin, IAO

Leah M Cronin, IAO

Leah

It was great to see you too, and again, great job with the speech.

Here is what I have for September:

- Continued RPS support
- Continued Sale Data support

Let's connect in the near future on what you're thinking for 2026 and we can get the wheels in motion.

From: Leah Cronin <assessor@townofmoreau.org>

Sent: Friday, October 10, 2025 8:28 AM

To: Ryan Burns <rburns@gar-associates.com>

Subject: FW: Sept work effort

Morning Ryan!! It was good to see you this week at the Conference!

Can you I get that work Sept Work effort (for my Town Board Report) please!

Leah M. Cronin, IAO

Assessor, Town of Moreau

351 Reynolds Road
Moreau, NY 12828



Town of Moreau

Building and Zoning Dept.

Town Office Complex
351 Reynolds Road
Moreau, NY 12828-9261
Phone: (518) 792-4762 ~ Fax: (518) 792-4615

RECEIVED BY
OCT 23 2025
TOWN OF MOREAU
SUPERVISOR'S OFFICE

MEMORANDUM

To: Supervisor Fish and Town Councilmen
CC: Elizabeth Bennett – Confidential Secretary; Katrina Flexon – Building Dept. Clerk.; File
From: Joshua Westfall, AICP – Building, Planning and Development Coordinator
Date: October 24, 2025
Re: Monthly Report for September 2025

Below and attached please find the Building, Planning and Development reports for the month of September 2025. Should you have any questions or need any additional information please do not hesitate to contact me.

The zoning administrative activities for the referenced month are as follows:

Board Meetings Held:

PLANNING BOARD – No Meeting

<u>Item</u>	<u>Discussion</u>	<u>Action Taken</u>

ZONING BOARD OF APPEALS (ZBA) – July 23, 2024 7:00PM to 7:45PM

<u>Applicant/Address</u>	<u>Application Type</u>	<u>Action Taken</u>
Maye – Shed Siting	Area Variance	Approved w Modifications
Rohne	Use Variance	PH Left Open

Permits Reviewed:

Thirty-two (32) permit applications (building, fence, pool, burn, etc.) were received and reviewed for zoning compliance.

Please see the Building Dept. September report for a detailed breakdown of application types.

Complaints/Enforcement Actions:

Court Actions

Pete had two court dates. Both items are not resolved at this time.

See Code Enforcement Attachment from Peter Bachem.

Meetings

- DOS- Debrief – 9/4
- **Town Board -9/11**
- A/GFTC - 9/10
- County Stormwater - 9/11
- USLE – 9/16
- Dana Rhone – 9/17
- EPA/ County Stormwater – 9/18
- Habitat for Humanity – 9/18
- DOS Code Focus Group – 9/24
- **Town Board – 9/23**
- **ZBA- 9/24**
- Budget Discussion – 9/25
- R. Tournebene - Lot Adjustment – 9/26
- LaBella- Selfridge Culvert – 9/29
- Boralex – 9/29
- Dana Rhone – 9/29

Grants

- Submittal of playground grant to Saratoga County (**AWARDED in OCTOBER**)
- Park Grant – Login Credentials and Begin Drawdown #1
- **HRVG Conservancy Grant** – Trails Planning for \$75,000 due 9/5. Will be used toward match for RTP submitted July 31. Additional match will include submitted Trails Grant. County Trail money will be used toward this match as will staff time in-kind. The rest will require a cash match, which as mentioned will be used as an overall match to RTP. (**AWARDED in OCTOBER**)

Permit Report for September of 2025

Permit#	Fee	Applicant	Address	Type and Value of Project	
252	\$50	Goodspeed, Aaron	26 East Road	Deck	\$2500
253	\$50	Lamplighter Acres	253 Lamplighter Ac	Demo	-
254	\$50	Lamplighter Acres	268 Lamplighter Ac	Demo	-
255	\$150	Lamplighter Acres	289 Lamplighter Ac	MH Install	\$90,000
256	\$50	Richmond, Dena	60B Spier Falls Rd	Reroof	\$20,000
257	\$50	Johnson, Michelle	451 Gansevoort Rd	Reroof	-
258	\$400	Clear, Robert	70 Reynolds Road	Garage	\$50,000
259	\$25	Corlew, Tyler	10 Jackson Road	Fence	-
260	\$50	Garnsney, Neal	12 Woodland Dr	Shed	-
261	\$50	Johnson, Michelle	451 Gansevoort Rd	Carport	-
262	\$20	Johnson, Dave	351 Fort Edward Rd	Burn Permit	-
ZBA	\$75	Jones, Richard	Moreau Emerg Sq	Area Variance	-
263	\$20	Johnson, Dave	351 Fort Edward Rd	Burn Permit	-
264	\$25	Semanate,	30 Barrington Drive	Fence	-
265	\$50	Durrin,	316 Fort Edward Rd	Chickens	-
266	\$50	Mosher, Kara	274 Lamplighter Ac	Shed	-
267	\$150	Rogge, Dave	166 Lamplighter Ac	MH Install	\$90,000
268	\$25	Clark, Tim	73 Bluebird Road	Fence	\$1000
269	\$92	Batkay, Veronica	201 Reservoir Road	Garage	\$10,000
270	\$50	Batkay, Veronica	201 Reservoir Road	Porch	\$4000
271	\$50	RU Homes Engin	12 West Road	Septic	-
272	\$50	Detrick, Raymond	245 Fort Edward Rd	Septic	-
273	\$50	Unlimited Constr	34 Terry Drive	Reroof	-
14-229	\$50	Gagliardi	1665 West River Rd	Reno	Renewal
274	\$50	Charron, Nelson	48 Pheasant Way	Shed	\$3000

275	\$50	Solar Environment	8 Abbey Lane	Roof	\$3500
276	\$50	Nichols, Sharon	10 Greenway Road	Shed	\$3000
277	\$153.6	Johnson, Steve	90 Reservoir Road	Pole Barn	\$50,000
278	\$50	Vance, Amanda	430 Clark Road	Pool	\$25,000
280	\$50	AIM Services	572 Gansevoort Rd	Deck	North
281	\$50	AIM Services	572 Gansevoort Rd	Deck	East
282	\$50	AIM Services	572 Gansevoort Rd	Deck	West
283	\$50	Markhan, Terry	8 Bayberry Drive	Sunroom	\$50,000
284	NF	Baker Falls Solar	11 Electric Drive	Large Solar	-
285	\$25	Harring Christina	189 Reynolds Rd	Fence	\$3000
286	\$50	PFW Construction	210 Washburn Rd	Reno	\$12,000
287	\$50	Next Gen Roofing	10 Tanglewood Dr	Reroof	-
288	\$50	Touse	39 Michael Road	Shed	\$3500
289	\$50	Kornerstone Roof	6 Doe Run	Reroof	-
290	\$50	Zack, David	12 West Road	Shed	\$3500
291	\$52	Wright, Charles	1 Fuller Road	Garage Add	\$75,000
292	\$50	Currier, Jason	37 Pine Valley Dr	Egress	-
293	\$50	Parker, Steven	44 Ella Drive	Pavillion/Deck	-
294	\$200	Airosmith Techn	40 Nolan Road	Telecom/Anten	-

August 31, 2025 - September 6, 2025

August 2025						
Su	Mo	Tu	We	Th	Fr	Sa
						1 2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September 2025						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	31	1 Labor Day	2	3	4	5	6
7 ^{AM}							
8				Slab Kraft; 25 Hi			
9			Insu Arnold; 301		Site Tirado; 81 H	CC Solar O'Conr	
10			Insu Dickinson;	I/W Chase; 13 Bi	Footings- Lamp	Site 81 Harrison	
					Floor Inspector		
11							
12 ^{PM}							
1					Ftgs Kelsey; 68 L		
				Insu Patten; 7 Ja	CC Shed Kamed	Slab Greenwood	
2							
3							
4							
5							
6							

September 7, 2025 - September 13, 2025

September 2025

Su Mo Tu We Th Fr Sa

1 2 3 4 5 6
7 8 9 10 11 12 13
14 15 16 17 18 19 20
21 22 23 24 25 26 27
28 29 30

October 2025

Su Mo Tu We Th Fr Sa

1 2 3 4
5 6 7 8 9 10 11
12 13 14 15 16 17 18
19 20 21 22 23 24 25
26 27 28 29 30 31

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	7	8	9	10 Matt 1/2 Day	11	12 Matt 1/2 Day	13
7 AM							
8							
9					Site Burn Permi		
		CC Pool Gillingh	CC Deck Scott; 2	Plmb BKM; 1377	Josh - Town Truck	Ftgs L	
10		Site Garneys Sh	Site Dunkin' Do	Frm Bovair Decl	ISWM Progr	Site Garage Ext	
			Packets Plannin		Storm Joshua Westfa	Month Meetin	FTG - Clear; 70 F
11					Schwer Buildin Blue R.	Matt Off 1/2 Day	
12 PM				Matt Off 1/2 Personal Day	#166 Form; 166		
1					Fire Inspection Home of the 198 Bluebird Rd		
2			Septic Cerrone;				
		Frm Thorne; 53					
3		Site Tirado; 81 F					
4							
5							
6							

September 14, 2025 - September 20, 2025

September 2025						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October 2025						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	14	15	16	17	18	19 Matt Off 1/2	20
7 AM							
8							
9							
		Fire Stp Minder			FRM - Goodspei	Final (Pool) - M	
10		Site Paul Weeks	CC Fence Semar	Final (Deck) - Th	Storm Items with Blue	Town of Morea EPA Audit Morea Blue R.	FRM/ PLB / SEP
			Ftg -(Deck) Gor	Garage; 70 Reyn			
11			Ftgs Nicholson;				
			Ftg - Sweet; 201				
12 PM		Ftg - Maynard; :			Rebar - Sweet; 2		
					Final (water he		
1				Meeting D. Rohne Matthew Dreimil	Wall Clear; 70 Ri		
		Insu Minder; 13			Final (Pool & F		
2							
3							
4							
5							
6							

September 21, 2025 - September 27, 2025

September 2025

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October 2025

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	21	22	23	24	25	26	27
7 ^{AM}							
8							
9					Site Edwards; 53	Frm I/W Hogan	
		Wall Clear; 70 R	Roof - McKenna	Foundation - Ni	Frm Conlon; 33	Floor Pour - Pal	
10		Ftgs Massie; 100	Final (Fence) - J	Wall - Palmer; 1		Final (Fence & !	
		FTG - Massey; 11					
11							
12 ^{PM}		Site Visit; 189 R					
1					FRM - Shawn; 5		
			CO (#289) - Ro	Final (Sign " Int	FRM - McKenna		
2							
3							
		Septic - Dickins					
4							
5							
6							

September 28, 2025 - October 4, 2025

September 2025

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October 2025

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	28	29	30	1	2	3 Matt 1/2 Day	4
7 ^{AM}							
8						Septic - Havens;	
9			CC Generator Ju	CC Shed/Deck P	Meeting Jenny I		
10			CC Deck Tessinc	Site Moreau Tav	Wall Rebar Mas		
		Site McKenzie;		Bkfl Massey; 100			
11						pre pour (wall)	
12 ^{PM}						Matt 1/2 Day Vacation	
1		Boralex Annual Meeting Matthew Dreimil			Site O'Brien; 130		
					Mesh & Framing		
2				Bkfl Massey; 100			
3			Roof Kelsey; 68		CC Roof Kelsey;		
4							
5							
6							

SEPTEMBER 2025

HISTORIAN REPORT

I have been kept busy researching a 1934 photograph of the corner of First Street and Main Street. I plan to make a Facebook post about that photo.

I have received an inquiry about the house at 1695 West River Road, home to Havarest Farm and Dairy. I am working on several Facebook posts about that location. An excellent place for a Willian G. Pomeroy Foundation historical marker. I will write a separate report about the foundation.

I want to thank the board for allowing the old printer at the town hall to the building which houses the historian's office and building and grounds department.

I am grateful for my recent opportunity as a town historian to attend the APHNY conference. I will be writing a separate report on my experience at this conference in Cazenovia.

Respectfully submitted

Reed Antis

Town Historian

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OCT 16 2025
TOWN OF MOREAU
SUPERVISOR'S OFFICE