

Agenda  
Town of Moreau  
Town Board Meeting  
October 29, 2024  
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, Public Hearings and Workshops
  - Public Hearing – Jacobie Farms PUD – November 12, 2024
  - Public Hearing – Local Law 8 (Zoning) – November 26, 2024
2. Approval of Minutes
  - September 10, 2024 – Month End & Regular Town Board Meetings
  - October 8, 2024 – Regular Town Board Meeting

Public Comment Period

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

3. Old Business
  - Cannabis Farm
  - Trunk or Treat
  - Local Law 7 of 2024
4. Water & Sewer Department – Billing & Minimum Usage
5. Building Planning and Development Office
  - Jacobie Farms PUD
  - Washburn Road Drainage
  - Introduce Local Law 8 of 2024 - Zoning
6. Highway Department Requests
  - Cylinder - Truck 10
  - Asphalt Release Agent
7. Recreation Department – 2025 Softball Tournaments
8. Memorialize Vote – Assessor's Training
9. Moreau Elementary School Speed Zone
10. Monthly Department Head Report
11. Budget Officer Stipend

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 Month-End Audit Meeting was held at 6:45 PM, on September 24, 2024  
at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.*

The meeting was held in person. The Supervisor called the meeting to order at 6:45 p.m. with an attendance roll call.

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

ALSO PRESENT: Erin Trombley Town Clerk  
Glen Bruening Town Counsel  
Anna Labiak Water Clerk  
Elizabeth Bennett Supervisor's Confidential Secretary  
Chris Abrams Highway Superintendent

**OTHERS PRESENT:** Dan Cahalane, Guy Swears, Guy Swears Jr., Nick Schepp, Dave Byrn, Olivia Feldman, Kate Ludwig, Bob Ludwig, Rachel McDermott, Chris Barden, William Tullock, Vince Sporrer, Benjamin Vaillancourt, Tim Bennett, Mark Jenkins, Preston Jenkins, Reed Antis, Michelle Smith, (resident) 7 Snowberry Lane, Donna Jarmac, Brandon Hayes, Dominic Tom, Bruce Lant, Joel Holden, Jennifer Holden, Michael Kelleher, Jennifer Kelleher, Carl Hourihan, Maureen Dennis

**There were no items for discussion**

**Resolution 324-2024** A motion was made by Councilmember Donohue, seconded by Councilmember Killian, to approve the following transfers:

\$25,000 from account A1355.401 General – Assessor - Legal Services  
to account A1420.4 General – Attorney – Contractual  
\$1,170 from account A1990.4 General – Contingent Account  
to account A3989.4 General – other Public Safety – Contractual  
\$500 from account A1990.4 General – Contingent Account  
to account A1010.4 General – Other Public Safety – Contractual.

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

Councilmember Noonan	Aye
Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donihue	Aye
Supervisor Fish	Aye

The motion carried 5:0

**Resolution 325-2024** A motion was made by Councilmember Donohue, seconded by Councilmember Stewart, to approve the warrant as audited.

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

Councilmember Noonan	Aye
Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donihue	Aye
Supervisor Fish	Aye

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The motion carried 5:0

## **ADJOURNMENT**

**Resolution 326-2024** A motion was made by Councilmember Donohue, seconded by Councilmember Stewart, to adjourn the audit meeting.

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

Councilmember Noonan	Aye
Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donihue	Aye
Supervisor Fish	Aye

The motion carried 5:0

The meeting was adjourned at 6:47 p.m.

Respectfully submitted,

*Erin Trombley*

Erin Trombley, Town Clerk

*A Regular Meeting of the Moreau Town Board was held at 7:00 PM, on September 24, 2024 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.*

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

PRESENT:	Kyle Noonan	Councilmember
	Patrick Killian	Councilmember
	Mark Stewart	Councilmember
	John Donohue	Councilmember
	Jesse A. Fish, Jr.	Supervisor
ALSO PRESENT:	Erin Trombley	Town Clerk
	Glen Bruening	Town Counsel
	Anna Labiak	Water Clerk
	Elizabeth Bennett	Supervisor's Confidential Secretary
	Chris Abrams	Highway Superintendent
	Josh Westfall	Building, Planning and Development Coordinator

**OTHERS PRESENT:** Dan Cahalane, Guy Swears, Guy Swears Jr., Nick Schepp, Dave Byrn, Olivia Feldman, Kate Ludwig, Bob Ludwig, Rachel McDermott, Chris Barden, William Tullock, Vince Sporrer, Benjamin Vaillancourt, Tim Bennett, Mark Jenkins, Preston Jenkins, Reed Antis, Michelle Smith, (resident) 7 Snowberry Lane, Donna Jarmac, Brandon Hayes, Dominic Tom, Bruce Lant, Joel Holden, Jennifer Holden, Michael Kelleher, Jennifer Kelleher, Carl Hourihan, Maureen Dennis

#### **FUTURE MEETINGS & WORKSHOPS**

Supervisor Fish asked the Board members to look at their calendars to pick out dates that would work for upcoming Town Budget Workshop dates. Proposed dates included October 10, October 15, October 16, October 17, and October 22.

#### **APPROVAL OF MINUTES**

**Resolution 327-2024** A motion was made by Councilmember Donohue, seconded by Councilmember Noonan, to accept and approve the July 23 month-end audit meeting minutes.

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

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

The motion carried 5:0

**Resolution 328-2024** A motion was made by Councilmember Donohue, seconded by Councilmember Stewart, to accept and approve the minutes from the August 27 month-end audit and Town Board meetings.

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

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



The motion carried 5:0

## **PUBLIC COMMENT PERIOD**

Dominic Tom spoke on the proposed Solar Law, expressed complete support for the law, and said he had been encouraging two Boards to pass a solar law. He said the former Supervisor told the Board he had been approached about potential solar farming, and that he opposed the idea in the Agricultural District. He urged the current Board to join the 21<sup>st</sup> Century and said enough guidelines are in place now, and that sunlight is free. He said the Board could amend the law as needed in the future but urged action.

Chris Barden said he was a former Planning Board member, and said he advocates for the solar law. He said the overlay district plan as written was solid, but he suggested that the Planning Board advise but he said the language in the draft under discussion could be construed in such a way as to give the Planning Board the final say. He referenced page 6 paragraph D, and on page 10 reference to a special use permit, which he said would not be needed because the overlay district would supersede the need for such a permit. He read from page 12 where the language he thought could be misconstrued in the phrase "...for site plan review and approval." He suggested changing the word "approval" to "recommendation." He said he appreciated that almost everyone had taken the time to visit his property, regardless of how they may vote.

Olivia Feldman said she favored adoption of the law and referred to her comments at the last meeting. She did recommend a change to §5, D2, the last sentence, to clarify who the lead agency would be.

Rachel McDermott identified herself as the operator of Dancing Grain Brewery, and said she had been before the Planning Board and her suggestion was that the overlay district defines what can be done within the confines of the district, and that only projects that do not conform to the allowances of the overlay district should go before the Planning Board for review. She said she didn't understand why a conforming project would need to be reviewed by the Planning Board. She said this extra step adds time and creates problems. She also said there is a Zoning Administrator that could make sure projects conform with the law.

Reed Antis said he found the Planning Board comments interesting and asked if those comments had influenced the Board. He said they made six of seven interesting points.

Bob Vittengl said the Solar law had been in discussion for years, and said the Spier Falls Dam was built much faster. He said solar and farming paired well and referenced comments he had sent to the previous Board. He said the proposed solar law was one of the most restrictive in the industry, assuring the Board they weren't letting anything slip by their consideration. He added that with the recent fire at the Spier Falls Dam, there was even more demand for power.

Dan Cahalane of US Light Energy said they support the draft legislation and said proposed law struck a fair balance between industry and public interests. He said he supported Board passage of the law.

## **WATER & SEWER DISTRICT**

1606-1608 Route 9

**Resolution 329-2024** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to make the property at 1606-1608 a single EDU, and issue a refund of \$247.80 to the owner for extra EDU charges since March of 2023.

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

Councilmember Noonan	Aye
Councilmember Killian	Aye

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Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 5:0

#### Sewer Buy-In Capacity Fee

Supervisor Fish said there were entities queuing up to join the Town sewer system and to allow them to do so, a rate needed to be set for buy-in. He said the Town needs more users on the line and that there was a bill to pay coming up. He said that those he had spoken to, including prospective buyers and Town engineers, felt the rate of \$3,000 per EDU was fair.

Attorney Bruening said the process would be that the Board adopts a proposed rate, that rate would be published, and then the rate would be finalized.

**Resolution 330-2024** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to set the proposed out-of-district sewer buy-in capacity fee for Sewer District 1 at \$3,000 per EDU for publication.

**Discussion:** Councilmember Noonan asked approximately how many EDUs were being proposed. Supervisor Fish said a half dozen people along the line with compromised septic tanks want to join. He said they would be outside users, and they would pay the use fee of the existing rate until a new district is created, at which time those new users would become part of the new district. Councilmember Noonan asked how this is different than what the Town had before, or whether there was nothing else before. Supervisor Fish said the 84 people who voted on the sewer were able to hookup at that time as the sewer was built. Now there are additional people who want to connect. Councilmember Noonan said he was not opposed but wanted to be sure the action would be what was best for the Town in the long run and not just good for now. He said he understood there were a lot of fees with the sewer project. Supervisor Fish said an EDU price was in the works also, and as more users join the sewer, the cost per EDU could come down. He said he had spoken with Principal Account Clerk Cruz and that a fund could be made from these fees to help pay down the cost. Councilmember Noonan asked if this action was a follow-up on the action taken in January to revoke the sewer law passed in December 2023. Supervisor Fish said it was.

Councilmember Stewart asked if the people who buy in would incur the fees of the district they are physically in. Supervisor Fish said everyone would pay the same fee. Councilmember Stewart offered to rescind the motion he had made because the users in question were physically in the sewer district. Supervisor Fish said they were out of district users because they were not allowed to vote on the project or connect previously, even though the line passes by their properties. Councilmember Stewart said the purpose of the sewer districts was to get people to connect so he supported the fees to try to help reduce overall user cost.

Supervisor Fish called for a roll call vote, the results of which were:

Councilmember Noonan	Nay
Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donihue	Aye
Supervisor Fish	Aye

The motion carried 4:1

#### Landmark Motor Inn Billing

Supervisor Fish said the Town had received bills for grinder pumps for the Landmark Motor Inn, which he said was how they were alerted that the Landmark was connected to the sewer line. He said sometimes things like this do happen. Because the Town didn't have the Landmark on their user list, they had not been billed from March 2023 forward, the Supervisor said, adding that the Landmark knew they were connected and called staff regularly for repairs and other service. Town engineers has assigned 29 EDUs to the facility, which has 77 rooms, he said, and the previous Water Superintendent had signed off on this figure, so the Supervisor said this is the basis that should be used for their billing. He called for a motion to send a prorated bill to Nadeem Lodging for their sewer use from 2023 forward. Councilmember Stewart asked if a resolution was required to send someone a bill. Counsel asked if the bill was out of the ordinary. Water Clerk Anna Labiak said the company had paid capital expenses only and not for sewer.

**Resolution 331-2024** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to bill Nadeem Lodging a prorated sewer bill for 2023 and part of 2024, in the amount of \$16,009.74.

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

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

The motion carried 5:0

#### **LOCAL LAW NO. 7 OF 2024 – SOLAR LAW**

Supervisor Fish said there were still considerations to be made with the Solar Law, and he asked the Town Clerk to read a message sent to the Board the previous day. Town Clerk Trombley said the message began with an apology that the author and her husband could not attend the meeting and a request for the message to be distributed. She then read the following from the message:

"We have lived in the Town of Moreau for the last 16 years and have appreciated the rural character of Moreau but have watched our farms slowly be replaced with housing developments. We own a farm in neighboring Washington County, we are both biologists, and we both have studied and worked in the environmental conservation field for over 25 years. We know the importance and value of **responsible** renewable energy development and believe that the proposed solar law has been carefully drafted to support both our farmers and the environment while generating energy for our community and neighboring communities. We want to keep the rural character of Moreau and know that responsible solar development is the solution.

Thank you,

Jackie and Nick Basile"

Supervisor Fish said they would leave the Public Hearing open and give Building, Planning and Development (BPD) Coordinator Westfall more time to review the law. Councilmember Stewart said he was concerned that if changes were made to the draft that was published for public comment, the Board would have to close the hearing, set, publish, and hold a new public hearing to move forward with adoption. Attorney Bruening said it depending on whether the Board determined that the additional changes were substantial. He continued, saying that the draft currently under review already had many of the recommended changes integrated into it, and in final review, they may discover significant changes are not needed. In that case, he indicated, a new public hearing may not be needed. Councilmember Stewart said normally Board discussion begins after the public hearing is closed, then they would recommend changes to the BPD Coordinator, and then hold a new hearing for



the revised draft law. He suggested that to leave the public hearing open would delay Board discussion and final adoption, so he proposed closing the public hearing, since he felt the public has had ample time to comment.

Councilmember Donohue said maybe the BPD Coordinator could email the last draft to the Board and they could discuss the changes to come up with the final draft to put forward for public review by the next meeting and post the final draft on the website as soon as it's ready. Supervisor Fish asked if a new public hearing would be needed if changes were made to the draft. Councilmember Stewart asked if modifications could be made during a public hearing. Counsel responded, "Sure you can!" Councilmember Stewart asked when they could discuss it as a Board, adding that their last discussion was after the closure of the previous public hearing. Councilmember Donohue said the way exchanges had taken place with previous legal counsel, they exchanged emails to discuss and recommend change. Councilmember Stewart suggested this was a violation of open meetings law, to continue to discuss the law as a Board outside of a public forum.

Attorney Bruening clarified, saying the decision at hand was whether to close the public hearing or leave it open, which he said would not affect whether the Board would need to re-notice if substantial changes are made. He continued, saying there was a draft before the Board they could pass if they wanted to, but it was apparent that the Board wanted to make some changes. He said the Board needed to direct Mr. Westfall as to the changes they wanted to make, or instruct him to make changes based on the feedback they had already received. He added that once a new draft is produced, it would be up to the Board whether a new public hearing is required based on whether the changes are substantial. Councilmember Killian said they should leave the hearing open.

Councilmember Stewart said in email exchanges, suggestions could cancel each other out, waste time, and he just wanted to have a discussion. He stated that he agreed that the special use permit would not be needed based on the way the law is set up. He agreed with the wording of the site plan review section needing to be clarified so it could not be interpreted to mean the Planning Board has final project approval. He asked if they would be setting a decommissioning plan timeframe as part of the final site plan review, or a separate section saying the entity has 365 to decommission at the end of the term. He said he wanted to discuss the concerns in the meeting so the public could hear how they arrived at the final law.

Counsel said from what he was hearing there were about 5 issues that needed to be addressed, which he said were not complicated, and could be addressed one at a time in the current meeting or at another time. He said this would give BPD Coordinator Westfall clear instruction on how to proceed. He said there was no requirement of a special use permit, for example, and that a typographical error was made, leaving the term in a place it did not belong. Attorney Bruening said it could simply be deleted. As for the role of the Planning Board, the draft did say a site plan approval was required from the Planning Board, and perhaps this should be amended to read that the Planning Board could make a recommendation, and if the Board members all agree with that, they can instruct Mr. Westfall to make that change.

Councilmember Stewart said he would like the Planning Board process to mirror the PUD process, with the Planning Board making a recommendation. Counsel asked the Board if they agreed with that decision. They said they did. Councilmember Stewart said the special use permit was a typo, Counsel confirmed that it was. The Councilmember said since that was already noted, he would go to the issue of Lead Agency on the State Environmental Quality Review (SEQR) process. Counsel advised that with the revised wording that states that the Planning Board was making a recommendation, the Town Board as lead agency was the best choice, though another entity could be involved, he said. Councilmember Stewart said the wording should be revised to include language specifying the Town Board as the Lead Agency. The question of decommissioning was discussed, which Supervisor Fish suggesting that it be done based on the individual project. The final question was about inclusion of a public hearing within the law's project approval process. Counsel said a public hearing would be required because the overlay district would be a zoning change. Councilmember Stewart said he believed those were the major changes they wanted to see in a new draft that could be published for public review next so the Board could take action on October 8. Mr. Westfall repeated back to the Board the 5 changes he had made note of, clarifying the decommissioning plan wording. Councilmember Stewart said wording it so it is part of the site

plan review based on each project will give future Boards the opportunity to set appropriate timeframes based on each project using additional resources. Counsel asked Mr. Westfall if there were public or Board comments from the past that he wanted clarification on. He said there were not. Councilmember Stewart thanked Mr. Westfall for his fantastic work in the short time he had been with the Town and said not to take his feedback as a criticism of his work. Councilmember Noonan said he had previously raised a question about the percentage of a site that could be used, and asked for follow-up. BPD Coordinator Westfall said the language had been borrowed from a sample law and that the wording had been clarified.

## **HIGHWAY DEPARTMENT REQUESTS**

**A motion** was made by Councilmember Stewart, seconded by Councilmember Donohue, to hire Dick Sears Tree Experts to grind brush at the Transfer Station at a cost of \$3,000 per 8-hour day, with the total cost not to exceed \$8,000.

There was no discussion, and a vote was not called for.

**Resolution 332-2024** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to authorize the Supervisor to sign a tree contract with Richard Sears Tree Experts from November 1, 2024 to December 31, 2025, to align the contract with the budget year.

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

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

The motion carried 5:0

Asked if he had any other topics to raise, Highway Superintendent Abrams said he had received complaints about e-bikes and other motorized vehicles on the new trail. He said before there were boulders limiting some access, but he said it was more decorative at that time. He said entrances to the trail had to remain open wide enough for wheelchair access. Board members did not have recommendations for a remedy. Supervisor Fish said there was almost no way to stop this kind of thing, and we are not the only municipality to experience these issues on trails. He said perhaps installing cameras would be the only way to curb inappropriate activities on the trails.

On a separate issue, Councilmember Stewart said the Fire Company had reached out about a dead tree between the Reynolds Road Fire Station and the Town Recreation building. He asked Superintendent Abrams if the Sears tree contract would cover removal of the dead tree. Mr. Abrams said he thought Sears would do the work, but asked whose budget it would be covered by. The Councilmember joked that the Highway Department had all the money. He said he didn't know the answer and was not sure whether the tree was on Town or Fire Company property. He said he would get more information and get back in touch to get quotes.

## **TRANSFER STATION REQUESTS**

With recent paving on Butler Road, Supervisor Fish said the Highway Superintendent would like to pave the transfer station entrance up to the booth, and add a 30' apron along Butler Road. \$2,808.68 was the estimated cost, he said, adding the work was much needed. Superintendent Abrams said the price was approximate so he asked for some leeway with the allowed expense. He said his plan was to tie into Butler Road, to remove 70' feet of existing blacktop, and pave 60' in from the road, to near where the scale had been.

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**Resolution 333-2024** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to approve paving at the Transfer Station for an amount not to exceed \$3,500.

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

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

The motion carried 5:0

## **RECREATION DEPARTMENT REQUESTS**

### Water Truck

The Recreation Department was looking to take over a 2013 truck from the Water Department, Supervisor Fish said, but the truck needs work, and was valued at about \$7,500 before repairs. Councilmember Stewart said he preferred to budget for a new truck, and selling the old truck at auction. Councilmember Killian asked what the truck was needed for. Councilmember Stewart said it would be used for plowing. Asked how many miles were on the vehicle, Supervisor Fish indicated there were fewer than 100,000 miles on the truck. Councilmember Killian suggested they sell the truck from one department to the other for \$1, but Confidential Secretary Bennett said it cannot be done that way legally; fair market value exchange is required, as defined by the Town. The decision was made to postpone further discussion on the issue until more information could be obtained on necessary repairs.

### Inflatables for Trunk or Treat

Supervisor Fish said the Town insurance company indicated that inflatables could be used for the Trunk or Treat event at the Betar Recreation Park. He asked whether the Board wanted to allow obstacle course-style inflatables only, or if bounce houses should be allowed.

**Resolution 334-2024** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to authorize bounce houses at the Betar Recreation Park for the Trunk or Treat event.

**Discussion:** Councilmember Stewart said it had been an insurance restriction in the past that prevented a balloon golf ball drop and inflatables.

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

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

The motion carried 5:0

### New Hire



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**Resolution 335-2024** A motion was made by Councilmember Donohue, seconded by Councilmember Stewart, to hire Shawn Weller, Sr. in an on-call capacity for \$16 per hour pending a successful background check and pre-employment physical.

Supervisor Fish called for a roll call vote, the results of which were:

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

The motion carried 5:0

## **TOWN CLERK REQUEST**

### October Overtime

The Supervisor said the Board had approved overtime for the Deputy Town Clerks for September and the Town Clerk was asking for overtime for October. Councilmember Stewart asked how much overtime had cost so far. She said there had only been one pay period since overtime was approved and she believed it was around 12 hours so far. Councilmember Stewart asked if overtime would be needed for the entire month of October. She said the office is collecting tax until Halloween, and it was likely that many payments would come in toward the end of the month so people can avoid tax relevy. She said she was limiting overtime as much as possible but in some cases it is not possible to avoid. Councilmember Stewart said as with other department heads, he would support the Town Clerk in her request.

**Resolution 336-2024** A motion was made by Councilmember Stewart, seconded by Councilmember Killian, to approve October overtime for Deputy Town Clerks for the purposes of School Tax collection.

**Discussion:** Councilmember Noonan said he didn't oppose the job being done properly, but he said in thinking about it since the last meeting, and he said he thought the situation was caused by a personnel change in the Town Clerk's office. He said he didn't think it was the best use of Town funds, but if it is required to fulfill legal obligations, he would approve.

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

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

The motion carried 5:0

## **RECREATION (cont.)**

### RFP for Galvanized Building

**Resolution 337-2024** A motion was made by Councilmember Killian, seconded by Councilmember Donohue, to issue Request for Proposal (RFP) documents to get qualifying bids on a galvanized cold storage building for the Recreation Department.

**Discussion:** Councilmember Stewart asked if there was any way around the sealed bid requirement, because in the past three bids were received by email, and none were received sealed, in-person. Counsel questioned that the bids had been emailed in the past. The Councilmember confirmed. Confidential Secretary Bennett said the rule is that the bid has to be in a sealed envelope. They can be sealed in an envelope and mailed in, per the Town procurement policy. Councilmember Stewart said the year prior they had tried to get the building, and they had three bids, so he was trying to avoid repeating the issues of the past. Counsel suggested contacting the companies that had offered bids in the past and giving them instructions for how to submit their bid in an acceptable format.

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

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

The motion carried 5:0

#### **PUBLIC COMMENT PERIOD**

Councilmember Noonan said there were some residents from Spier Falls Road in attendance, and he invited them to speak.

Joe Holden complained of the smell coming from a cannabis farm on Spier Falls Road and asked when the Town approved the project. Councilmember Stewart said the project was not approved by the Town but was licensed by New York State. Supervisor Fish asked BPD Coordinator Westfall to address the residents, since he had been researching it. Mr. Westfall said the Town had discovered the operation at the end of July. The Town received confirmation from the State that the grower is licensed, he said and continued, saying the responsible party had been given a notice of violation, which the grower appealed. He said the grower had to go before the Zoning Board of Appeals (ZBA) in October. He said the Town has looked into remedies and had spoken with Assemblywoman Woerner. Information from the NYS Office of Cannabis Management (OCM) had been requested through the Freedom of Information Act, he said, adding that the Town was reaching out for contacts and enforcement.

Mr. Holden said the company was proposing greenhouses and a bigger operation but was already breaking the rules. Councilmember Stewart said he found it hard to believe that the ZBA was the only remedy. Supervisor Fish said the company had been cited and will go to court. Councilmember Stewart suggested a moratorium on cannabis until Town zoning changes can be determined. He said the grower will get away with what they had done, and that current zoning allows for a growing operation in that zone. Mr. Holden said the Town should find a way to stop the operation immediately and destroy the crop. Councilmember Stewart said he worked with BPS Coordinator Westfall to look at every possible angle, including questioning whether there were stormwater violations with the NYS Department of Environmental Conservation (NYSDEC). Councilmember Noonan said Shangri-La dispensaries are all over, between NY and Missouri. Supervisor Fish said the company got a \$2.2 million loan for their project and never asked the Town if they could undertake the project. He said it was totally against the law and shouldn't be allowed, but the Town's hands are tied.

Attorney Bruening said the violation had been cited, and the ZBA will make a decision. He said if the Board believes the operation is creating a public nuisance, they can go to the State Supreme Court to get a temporary restraining order, though he added this would not be inexpensive, and may not be effective. He said his guess would be that the case would be denied. Councilmember Donohue said by the time the Town could go through all of those steps, the plants would be gone as it was approaching time to harvest them. He suggested they focus on the rezoning and planning for what the Town does want for the future. Counsel said that if the Planning

Board process goes through, the applicant could drop out of the process and answer the Town complaint. If the applicant does not have approval by the spring, he said the Town would be within its rights to get an injunction to prevent another season. Councilmember Stewart said the existing zoning law never considered the possibility of a cannabis farm in any district, and again he suggested a moratorium, which he said would prevent the applicant ever going before the Planning Board, who has no guidance upon which to base their decision. Supervisor Fish asked if there hadn't been a "no" vote on dispensaries in the past. Councilmember Noonan said they voted "no" to dispensaries and "no" to on-site consumption, but that this doesn't address a commercial growing operation, which he said seems to be what that area is zoned for.

Counsel suggested they could eliminate commercial greenhouses and nurseries in the zoning to prevent another season. Councilmember Stewart said when commercial greenhouses and nurseries were originally considered for the area, a cannabis operation wasn't an option. He said allowing the grower to go before the Planning Board when there are no regulations could allow the project to be approved. Supervisor Fish asked how they could approve it if there are no regulations. Councilmember Stewart asked how could they deny it, when there's no law prohibiting it. Councilmember Donohue said regulations are in place because plants and agricultural products are included in the existing regulations. He said he wasn't saying the residents against the operation are right or wrong. Councilmember Stewart said the Board had no problem stopping other kinds of businesses, and that they should look at additional steps. Councilmember Donohue advocated for allowing the Planning Board site plan review process, with public hearings, to work as intended. Councilmember Stewart said there had been projects in the past that were referred to the planning Board without sufficient guidance and the projects got too far without being stopped. He continued, saying that now is the time to develop those guidelines. He said if it is addressed now, it can help avoid a lawsuit later. (There was applause by residents in attendance.)

The Supervisor called the meeting back to order.

## **COMMITTEE REPORTS**

Councilmember Stewart referenced fence removal at Recreation Park ball field #3. South Glens Falls Youth Baseball had a group of volunteers ready to take down the old field 3 fence to reduce the Town's cost and speed up the replacement process somewhat. The Supervisor said he had no problem with that. Councilmember Killian asked if they would be covered by Town insurance. Councilmember Stewart said it would be the same as with spring clean-up with supervision by the Recreation Director.

For the Fire Company, Councilmember Stewart reported that he had spoken with the Supervisor about certain types of connections the Fire Company requested on all the Town's hydrants. He said they were also looking to have the Town Maintenance crew do snow removal for the Fire Company to reduce their costs. Councilmember Stewart said the Highway Superintendent indicated the Town Highway trucks could handle the initial storm accumulation so trucks could get out, with clean-up to follow. The Fire Co. was going to take the proposal back to its board for their approval.

Councilmember Killian said he had spoken with the Highway Department about their needs looking ahead to the budget, and new trucks were identified as a pressing need. The Councilmember asked the Highway Superintendent to detail what had been ordered already and what else was needed. Superintendent Abrams said a new diesel tandem (truck) had been ordered 18 months prior with delivery expected in October 2025. Councilmember Killian asked what the rotation plan was for vehicles, and Mr. Abrams responded that there was no rotation plan, and that they were using plows dating back to 1988. Councilmember Killian asked what year the newest truck was, and Superintendent Abrams said it was a 2016 truck. Mr. Abrams continued, saying that in 2025, manufacturers will offer 1 electric vehicle for every 5 diesel vehicles. He said with the introduction of electric vehicles, there would be huge infrastructure costs to establish charging stations. He said he wasn't sure that kind of power going to the building would be covered by insurance and he predicted it would be a mess. In response to a question from the Councilmember about ratios with the trucks, Superintendent Abrams responded that the tandem trucks are used year-round; for salt in winter, and paving the rest of the year. The



Councilmember clarified the question, asking how many trucks are running with the winter personnel the Highway Department has. Mr. Abrams said 4-6 run a year in winter. Councilmember Killian asked when an electric truck was ordered. No electric trucks have been ordered, the Superintendent said, but he would like to order 2 or 3 diesel trucks, with the trucks taking 2-3 years to be delivered. He also said municipalities are able to cancel an order up to a few days before delivery because the demand is so high. Councilmember Killian asked how much the (electric) trucks cost. Highway Superintendent Abrams said \$400,000 plus infrastructure, and that the vehicle mandate was coming down from the Governor's office. When asked, the Superintendent said he would like to replace a total of 4 trucks. He said the next newest truck in his fleet was a 2015 truck.

## **SUPERVISOR'S ITEMS**

Supervisor Fish said the Board should consider hiring a Manager for the Transfer Station. He also said CT Male has recused itself from the RFP on a potential solar project at the landfill.

Confidential Secretary Bennett prompted a discussion on setting Budget Workshops. Councilmember Killian asked if Friday was soon enough for a response. Councilmember Stewart asked if the meeting dates had to be set at a public meeting. Counsel said they did. The Supervisor asked if they could be set during the meeting they were in, and Counsel answered affirmatively. Proposed dates included October 10, 15, 16, 17, 22, and 24.

**Resolution 334-2024** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to set the 2025 budget workshops for October 15, October 22, and October 24 at 7:00 p.m., and to move the month-end audit and Town Board meetings to October 29 at 6:45 and 7:00 p.m. respectively.

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

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

The motion carried 5:0

## **ADJOURNMENT**

**Resolution 335-2024** A motion was made by Councilmember Noonan, seconded by Councilmember Killian, to adjourn the meeting.

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

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

The motion carried 5:0

The meeting was adjourned at 8:38 p.m.

Respectfully submitted,  
*Erin Trombley*  
Erin Trombley, Town Clerk

*A Regular Meeting of the Moreau Town Board was at 7:05 PM October 8, 2024  
at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.*

The meeting was held in person. The Supervisor called the meeting to order at 7:05 p.m. with an attendance roll call and the Pledge of Allegiance.

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

ALSO PRESENT: Erin Trombley Town Clerk  
Glen Bruening Town Counsel  
Elizabeth Bennett Supervisor's Confidential Secretary  
Chris Abrams Highway Superintendent  
Jeremy Brogan Recreation Director  
Josh Westfall Building, Planning and Development Coordinator

**OTHERS PRESENT:** William Tullock, Mike Niemczura, Shawn Braeo (Seaboard Solar), Jonathan Schutse, Amy Schutse, Angela Eggleston, Luke Masseau (Post-Star), Veronica Batkay, William Batkay, Dan Cahalane (US Light Energy), Vince Sporrer, Donna Jarmac, Eileen Minder, John French, Karen French, Jeremy Bundlisky (Seaboard Solar), Brian McKenzie, Chris Potter, Joel Holden, Jennifer Holden, Reed Antis (Town Historian), Bob Vittengl, Stevie Vittengl, Joanne Yepsen, Devin Klender (Shangri-La), Jim Vaughn, Mark Jenkins, Preston Jenkins, Ben Alden, Beverly Butler, Tim Butler, Kim Wolak, Jamie Wallace, (resident) 7 Snowberry Lane, Jackie Montreuil, Scott Sanders, Scott C of 37 Cramer Path Gansevoort, Kathy Montgomery, Mike Montgomery, Nicole Haddadnia, O. Klender, Dave Byrn, Ellen Kirker

#### FUTURE MEETINGS

**Resolution 336-2024** A motion was made by Councilmember Stewart, seconded by Councilmember Killian, to reschedule the Zoning Board of Appeals meeting to November 20.

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

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

The motion carried 4:0

#### APPROVAL OF MINUTES

**Resolution 337-2024** A motion was made by Councilmember Stewart, seconded by Councilmember Killian, to approve the minutes from the September 10 Town Board Meeting.

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

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

The motion carried 4:0

#### PUBLIC COMMENT PERIOD

Supervisor said he knew people were in attendance to address the cannabis issue, but he said that topic was not on the agenda, so those who wished to comment on the issue should save their remarks until the second public comment period.

Dan Cahalane from US Light Energy thanked the Board and Town staff for addressing concerns raised in relation to the proposed solar ordinance. He said he did not believe the changes to the standards in the six weeks prior were substantial and urged the Board to vote to close the public hearing and to vote to pass the law.

## **OLD BUSINESS**

Supervisor Fish said Building, Planning and Development (BPD) Coordinator Josh Westfall had been applying for grants for the Town, and he had been notified that the Town would receive a \$25,000 grant from the Hudson River Valley Greenway for maintenance equipment for the new Nolan Road Riverside Trail. The Supervisor said Mr. Westfall would travel to Hyde Park the following day for the grant. Supervisor Fish said Mr. Westfall had applied for a number of grants for the Town and that he was "worth his weight in gold" for the funding he has successfully secured and for other efforts on behalf of the Town so far.

## **BUILDING, PLANNING & DEVELOPMENT OFFICE**

Supervisor Fish said another pre-application for a grant had been submitted, and that the Town had been invited to apply for a Northern Border Regional Commission grant. If successful, he said it would bring the Town \$1 million to extend the Town sewer across the Northway (I-87) along Route 9. He asked the Town Clerk to read a prepared resolution. She read:

"A Resolution authorizing that the Supervisor is empowered to act on behalf of the Town of Moreau as the Authorized Official pursuant to an application with the Northern Border Regional Commission.

WHEREAS, The Town of Moreau Building, Planning and Development Office, after the submittal of a pre-application, has been invited to apply to the Northern Border Regional Commission's (NBRC) – Catalyst Program for grant funding to promote economic development; and

WHEREAS, the Town of Moreau will apply for \$1,000,000 (One-Million Dollars) in NBRC funding for the extension of a sewerage south along US- 9, across the Northway toward unsewered areas in town to serve additional properties, including those within the C-1 Zoning District; and

WHEREAS, the NBRC – Catalyst Grant Program, facilitated by New York State Department of State in the State of New York, requires that the Town Board to designate an Authorized Official in relation to this program.

NOW, THEREFORE LET IT BE RESOLVED, Supervisor Jesse Fish, Jr., the Town of Moreau Town Supervisor is hereby authorized, on behalf of the Moreau Town Board to apply for, accept, and expend grant funds from the NBRC. The Supervisor shall have permission to sign all NBRC investment documents in relation to this program."

**Resolution 338-2024** A motion was made by Councilmember Stewart, seconded by Councilmember Killian, to approve the resolution as read.

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

Councilmember Noonan	Aye
Councilmember Killian	Aye
Councilmember Stewart	Aye



Supervisor Fish

Aye

The motion carried 4:0

## **WATER & SEWER DEPARTMENT**

Supervisor Fish said the Town had published a notice in the paper regarding changing sewer fees to add a sewer capacity fee as discussed in the prior meeting. He added that the fees themselves were not ready at that time but the capacity fee was. He asked the Town Clerk to read a prepared resolution. She read:

**"MOREAU TOWN BOARD RESOLUTION TO ESTABLISH A SEWER SERVICE CAPACITY FEE  
PURSUANT TO CHAPTER 115 OF THE MOREAU TOWN CODE AND TOWN LAW SECTION 198**

WHEREAS, Town Law Section 198 (1) (h) and (j) authorize the Town Board to establish charges, fees or rates to be paid for connections and related services required to access the Town sewer system; and

WHEREAS, Town Law Section 198 (1) (l) authorizes the Town Board to establish sewer rents consistent with Article 14-f of the General Municipal Law to raise revenue to pay for improvements; and

WHEREAS, Moreau Town Code Section 115-70 requires the Town of Moreau to maintain a Sewer Rate Schedule that describes the annual operation and maintenance costs, capital charges, billing periods, and the various charges, fees and rates; and

WHEREAS, pending the establishment of new sewer rents anticipated in the future, the Town Board has determined it is in the Town's interest to establish a uniform one-time sewer service capacity fee in the amount of \$3,000.00 per Equivalent Dwelling Unit for all future connections to the sewer system.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The Town Board hereby establishes a uniform one-time sewer service capacity fee in the amount of \$3,000.00 per Equivalent Dwelling Unit for all future connections to the sewer system.
2. The Town Board hereby authorizes and directs the Town Clerk to amend the current Sewer Rate Schedule in compliance with this resolution.
3. This Resolution shall take effect immediately."

**Resolution 339-2024** A motion was made by Councilmember Stewart, seconded by Councilmember Killian, to approve the capacity fee rate resolution as read.

Supervisor Fish called for a roll call vote, the responses to which were as follows:

Councilmember Noonan	Nay
Councilmember Killian	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 3:1

## **TOWN CLERK'S OFFICE**

The Supervisor said the Board sets the hours for Town Hall, which are 8 a.m. to 4 p.m. He said he had received a proposed schedule of hours for tax collection for 2025 from the Town Clerk's office. He continued, saying the

*A Regular Meeting of the Moreau Town Board was at 7:05 PM October 8, 2024  
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hours needed to be set in advance of the November 6<sup>th</sup> Saratoga County Tax Collector meeting. Included in the proposal were a couple of hours one day a week that the Town Clerk's office would be closed when Town Hall is open. He said he was not in favor of Town Hall being closed during any hours, and felt it should be open 8 a.m. to 4 p.m. but it was a decision for the Board. He said if the office wanted to have additional hours as with 2024 school tax collection, he said they need to discuss that at the time, in 2025.

Councilmember Killian said he was not in favor of closing the Board, and there was overtime, he said, if the team is willing to work extra hours to stay open later. He said he was not in favor of opening 10 a.m.-6 p.m. Councilmember Stewart directed a question to the Town Clerk about this decision being needed ahead of the 2025 organizational meeting. Town Clerk Trombley stated that the schedule needed to be approved to be printed on tax bills. She said the County needed the language so they can add it to the bills in November, so bills can be printed in time to go out by the beginning of January. Councilmember Stewart said he would be more comfortable with a schedule of 8a.m. to 4 p.m., with additional late hours and special collection dates on Saturdays, as was being done for 2024 school tax collection. He said he was okay with putting those extra hours out at that time so it could be budgeted for. He said being open 10 a.m. to 6 p.m. for 5 months while the rest of Town Hall was open could be people into the office at different times. He said he was more than comfortable supporting special days and hours on the 5 proposed Saturdays from 9 a.m. to 11 a.m., but wanted to maintain the 8 a.m. to 4 p.m. during the week. He said if hours needed to be extended later it could be taken up again. The Town Clerk said the evening hours had been a request of voters and that people had come in on each of the evenings the office was open later, and that it had been beneficial. She added that it was not that she was not willing to have the office open, she said it was an attempt to reduce overtime hours, especially during January and September. She said if the Board was okay with all of the hours, then she was willing to have the office open all of the hours.

Councilmember Stewart said it would be okay to stay open until 6 p.m. on months with the Town Clerk coming before the Board, particularly January and September/October. The Town Clerk asked for clarification, whether 8 a.m. to 6 p.m. could be published, because the schedule needed to be printed on the bills. She continued, saying that if the hours are extended, rather than a deviation from office hours, it should not create much of an issue. She said she was told that the Town Clerk's office hours were regulated (by Town law), but she could not find any such regulation. She said she was told she could add but not subtract hours, but her concern was that there were concerns about overtime, and there is a high volume of work to complete. She said if the Board was alright with the hours, that she had budgeted for extra hours as well, and it should not be an issue to open 8 a.m. to 6 p.m. on Tuesdays during tax collection the first quarter. She said, if the Town Clerk's Office hours are stated to be 8 a.m. to 4 p.m. in the organizational meeting minutes, it could complicate things. Councilmember Stewart said, to clarify, that the Town Clerk was not asking for the office to be open 42 hours per week. He said, she was asking for 4-6 p.m. Tuesdays and the 5 suggested Saturdays, to be able to post them on the bills. He then said the Town Clerk was saying more time was needed to get the work done, but that the proposal didn't add hours. Town Clerk Trombley said the hours under discussion are the window hours for the public to visit the office, not the hours employees would be working, that that is a separate discussion.

**Resolution 340-2024** A motion was made by Councilmember Stewart, seconded by Councilmember Killian, to set the Town Clerk's Office hours to be 8 a.m. to 4 p.m. Monday to Friday for the calendar year 2025, with the possibility of overtime with Board approval, and with additional Saturday hours January 25, February 22, March 29, September 27, and October 25 from 9 a.m. to 11 a.m.

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

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

The motion carried 4:0

## **ASSESSOR'S OFFICE**

Supervisor Fish said he had received a request for the Assessor to attend a continuing education training called "Evaluating Self-Storage" on October 18 from 9 a.m. to 4 p.m. at a cost of \$100. He continued, stating that the Assessor is required to take 12 continuing education hours per year to continue in her duties, and that her required hours for 2024 had been met. He said the requirement also applies to the Assessor's appraisal license, which is separate, and which the Town does not require.

Councilmember Noonan asked if the hours are required for the Assessor. The Supervisor said her hours for the year had been met already to retain her license. He said it was something separate that doesn't have to do with the Town. Councilmember Noonan suggested it helped with Town business, with self-storage units in the Town, some of which contested their assessments, so he said he supported the Assessor taking the class. Councilmember Killian asked if it was not needed. Supervisor Fish said it was not needed for EDUs to keep her license but for her appraisal license. Councilmember Stewart said he supports any staff who is willing to take extra courses to better serve the Town's residents.

**A motion** was made by Councilmember Stewart, seconded by Councilmember Noonan, to approve the Assessor to attend the "Evaluating Self-Storage" training on October 18.

Supervisor Fish called for a roll call vote, the responses to which were as follows:

Councilmember Noonan	Aye
Councilmember Killian	Nay
Councilmember Stewart	Aye
Supervisor Fish	Nay

The motion failed to pass due to the lack of a majority, with the vote tied at 2:2.

## **LOCAL LAW NO. 7 (SOLAR)**

Supervisor Fish said the proposed solar law had been changed several times, with things being added and taken away. He asked if anyone wished to speak on the topic of the solar law before the public hearing would close. With no member of the public speaking up, Supervisor Fish asked the Board if there was any discussion. Councilmember Noonan said he believed they had discussed a joint Town Board/Planning Board solar law workshop. Supervisor Fish said he remembered a discussion of it. Councilmember Noonan said he believed they said they would have such a workshop and asked if it was something the Supervisor still planned to do. The Supervisor said BPD Coordinator Westfall hadn't suggested it or said he felt it was necessary. Councilmember Noonan said some people may have left that prior meeting believing they would hear the two bodies discussing the various aspects of the law in a public meeting where the public could have input or presence. Supervisor Fish said the Town Board was the lead agency. Councilmember Noonan said he understood that but that it had been stated they would have such a workshop for the sake of the public, but if not, he said he was just one of five Board members.

Councilmember Stewart said he wanted to answer part of the question, saying that the Board had discussed back and forth and directed Mr. Westfall to make changes to the draft legislation including five at the last meeting, including mirroring the PUD process. He said he was comfortable with the proposed law but respected Councilmember Noonan's opinion. Councilmember Killian said the draft had been thoroughly reviewed and needed changes made, so he felt the latest version was good.

**Resolution 341-2024** A motion was made by Councilmember Stewart, seconded by Councilmember Killian, to close the public hearing for proposed Local Law No. 7 of 2024.



Supervisor Fish called for a roll call vote, the responses to which were as follows:

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

The motion carried 4:0

Supervisor said the law would come up for a resolution at the next Board meeting. Counsel said that would be fine because there would be three weeks between meetings in which to post for a new public hearing if the Board wished to receive more comments.

### **MARSHALL & STERLING**

**Resolution 342-2024** A motion was made by Councilmember Stewart, seconded by Councilmember Killian, to authorize the Supervisor to sign a one-year agreement with Marshall & Sterling, to continue their services for the coming year.

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

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

The motion carried 4:0

### **MONTHLY DEPARTMENT REPORTS**

**Resolution 343-2024** A motion was made by Councilmember Stewart, seconded by Councilmember Killian, to accept the monthly reports from the Assessor, Highway Dept., Recreation Dept., Dog Control, and Transfer Station.

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

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

The motion carried 4:0

### **PUBLIC COMMENT PERIOD**

William Tullock introduced an open letter to the community which he asked to have added to the minutes concerning his experience of being impacted by the Shangri-La cannabis operation over a period of weeks (see exhibit A). He detailed highlights from the document, including: how Office of Cannabis Management (OCM) requirements were not followed when issuing a license; how environmental oversight related to cannabis was taken away from other agencies and given to OCM with groundwater contamination and air quality were among his chief concerns; incompetence, arrogance, and corruption on the part of OCM in being unresponsive to complaints and unwilling to address questions; he posited that the operators at Shangri-La were either ignorant or clever and arrogant, and Mr. Tullock mentioned the lack of a permit even to install a fence around the

perimeter of the property; and he offered a solution by way of a letter to Shangri-La funders. He closed by saying the final sentence of the letter was asking the company why they want to make people hate cannabis.

Supervisor Fish said the letter would be posted for public view.

Devin Klender identified himself as a representative of Shangri-La Real Estate Holdings and said he was overdue to introduce himself and dispel misinformation concerning his company. He said Shangri-La is not affiliated with any multi-national corporation, but are a group of entrepreneurs from Saratoga and Washington Counties who are farmers, electricians, chefs, and waitresses; partners with a common goal of taking advantage of the opportunity NY State has given, which he said was to give small operators and groups an opportunity to get a foothold in the industry before large corporate interests and publicly traded companies take over what he called a \$7 billion industry. He said Shangri-La had also been navigating challenging regulations and communication issues with OCM, but said they had been compliant with inspections over the past 3 years. He clarified that the Shangri-La was not the license holder, that the tenants, who are Shangri-La employees from Washington County, were the license holders. He said they relocated from an adjacent County under guidance from the OCM. He said since then, and daily, additional steps are detailed by OCM for the company to follow. He said they were in the process of "decommissioning" the outdoor crop on Spier Falls Road, and were working with the Planning Board and OCM to follow the new path to make it a permanent, "community-tolerated operation."

Mr. Klender said they heard the complaints about the odor, and described it as a "wild misjudgment" due to inexperience putting this quantity of plants in one area together, and said moving to an enclosed operation should address these concerns. He continued, saying the partners come from contracting and hospitality backgrounds, and said the cannabis operation was a means to an end. He said he wanted the Moreau property to represent more than "just a weed farm." He brought hand-outs (see exhibit B), including a contact email for the company, which he provided to the Town Clerk. He indicated that they were harvesting 3 weeks ahead of the standard schedule due to the disruption to the neighbors from the smell.

Kim Wolak said she and her husband had built her house two years ago, and had written to Assemblywoman Woerner and Congresswoman Stefanik about the strong smell from the I-87 exit from the Northway and around the Moreau State Park. She said a neighbor informed her of the grow operation. She said as a person with chronic illness and as a nurse she sees the benefit of the product but said this is a bigger issue, saying that thanks to legalization of marijuana, you smell pot everywhere, and she now even smells it in her yard. She said she bought her property so she could be near the State park and in a quiet residential area. She asked how a project like this could be in a residential area and State park. She asked if the operation was organic or if it used pesticides. She described the aroma as "a Woodstock festival of skunks" and said after some time in her yard she felt dizzy. She asked if Moreau was a Right to Farm town, and what are the boundaries of those regulations, for example, can this type of farm be located near a school or park. She asked what the State and Town are doing to address the issues.

Kathy Montgomery said what she is hearing in the community is largely a concern about the lack of respect for Town regulations and the community. She said in her "past life" she would question doing business with a company operating like this. She said Shangri-La had demonstrated disregard for residents. She said based on the remarks by Mr. Klender, Moreau would be a testing ground. She asked if the Town wants that.

Chris Potter requested a moratorium on C-1 zoning. He asked if greenhouses should be allowed in this zone. He said he had looked at the zoning when he bought his house 12 years ago, when nobody was allowed to grow cannabis, and was comfortable with what was allowed. Now that cannabis is allowed as a crop, he suggested the zoning regulations be looked at again. Supervisor Fish said he had spoken with BPD Coordinator Westfall and a zoning change was planned to make zone C-1 greenhouses a special use permit. He said anyone wishing to set up a greenhouse would have to detail their plans and go through the process, that it would not just be allowed by default. He said when he was elected, the people would make the decisions, and that the people will tell the Board what should or should not be done, which is why the zoning change was discussed. He said he agreed with

Mr. Potter 100%. The Supervisor said that there are no laws now is the problem, and where there are permit fees to be approved and paid in advance, the company was in violation and had been cited. For that, he said the company will address the issues in court. Mr. Potter asked when the zoning change would be made, because the company could go through the Planning Board process before the change is made. The Supervisor estimated two months.

Councilmember Stewart said he agreed with the idea of a moratorium, as per his comments at the last meeting. He added that a moratorium protects the Town and company; the company won't spend money on engineering and legal fees. He also said he did not think marijuana is not the same as any other plant, and for example he said you do not need a license to grow an apple tree. The Councilmember said he agreed with the Supervisor, that a special use permit should correct the issue, but he said the Town is 9 months into the current moratorium and no zoning changes had been made yet, so he requested a 2-month process to amend the C-1 zoning for greenhouses. Supervisor Fish said the moratorium was only for six months and the Town had not exceeded that time yet. Councilmember Stewart corrected himself, saying we were well past 2 months into that re-zoning process. He went on to say he didn't understand the pushback on a C-1 moratorium, and said there should be a moratorium on industrial cannabis growth. He said a previous Town Board had put a moratorium on apartment complexes.

Mike Shaver said he mostly agreed with Councilmember Stewart but would like a moratorium on cannabis growth in the whole Town, including residential growth. He said he smells it in his back yard because his neighbor is growing cannabis. Councilmember Stewart said that unfortunately the law is such that you don't need a permit to grow at home. He said he didn't know how you could ever enforce a ban on residential growth. Mr. Shaver said it's all or nothing. He said the Board should not do anything until they have an answer to the enforcement question. The Councilmember said again a moratorium is a pause until all these issues get worked out.

Veronica Batkay said she had spoken at a past Board meeting and was the first to draw the Building Department's attention to the operation in July. She said no one at the Town knew it was happening, and that Mr. Klender can say he's doing things correctly, but she said from the beginning the operation was wrong and illegal. She continued, saying they put up a gate, three irrigation systems, and a large shed without the Town's knowledge and without permits. She said there were tens of thousands of plants and she said it was in her back yard. She said nobody wants to smell that, and that her clothes smelled of cannabis when she went elsewhere. She described it as a hazard, with chemicals in the air, and she said Town employees didn't know the property was sold in May. She asked what the Town was doing to stop it, and that she had taken Mr. Westfall on a tour. She said she had voted this Board in and was counting on the members. (There was applause from those in attendance.)

Jim Vaughn said that according to the Journal of Cannabis Research, each marijuana plant requires 6 gallons of water a day. He said he had heard Shangri-La had 7,000 plants growing out in the open. He said the plan proposed by Shangri-la included twelve greenhouses at about 3600 square feet, with between 1300 and 13,000 plants. He said if 7,000 plants were in a single greenhouse, times 12 greenhouses, that would require 576,000 gallons of water per day. He asked where the water would come from. He questioned if pesticides would be used and whether discharge water would contain pesticides. He also said electricity for nighttime illumination was the equivalent of an operating room light, which he said was 500 times brighter than normal lighting. He asked the Board to imagine 42,000 square feet of greenhouse space being lit with operating room lights. He said he could see a big electrical problem with that.

Donna Jarmac said she had done a lot of reading, and that even in the Office of Cannabis Management regulations, growing cannabis is described as a right, not a privilege. She said she didn't think the fault was with the Town, but that the State was at fault for not following its own regulations. She said, for example, the rules say the perimeter of the site needed to be fenced, but there was only a fence on one side of this operation. She also said it was not the OCM that sets the regulations, it is their regulatory board, the name of which she said she had



forgotten. She said that the regulatory Board was meeting that Thursday at 1 p.m., so she suggested people send a comment via email, attend the meeting, or watch the meeting online. She said this is the body that deals with rules and regulations that need to be changed. She suggested that if enough people gave feedback directly, it may not be on the Town to solve the issues. She added that there was a report due 30 days from the time of the license being issued, and they had to talk about the land. The land in use is not the same land as in their proposal, she said, and they had 30 days to notify the OCM. She went on to say she had read that the operator has a Tier 4 crop license, and not a permit for indoor growing. She asked how there could be discussion of an indoor growing operation when they aren't licensed for that. Supervisor Fish said the Town hasn't even seen the licenses yet. Ms. Jarmac said Moreau has enough issues already, adding there are 500 rules for dispensaries but none for cultivation. She said people travel to the State Park and on the horse trails and they don't want to smell that.

Bob Vittengl said he had lived on Mountain Road for over 45 years and the smell he said they usually smell is garbage from the State Park. He said he lived adjacent to the other resident on Mountain Road and that he has never smelled the cannabis odor on his property. He said the Board is there to protect the public and everyone is concerned about toxins. He said the terpenes in cannabis are what imparts the smell, and they are not known to be directly harmful to human health. He said vehicle emissions harm human health and contain greenhouse gases that cause climate change. Burning gasoline and diesel fuel produce harmful byproducts, he said, like hydrogen dioxide, carbon monoxide, hydrocarbons, benzene, and formaldehyde. He suggested that to actually protect the Town, then they should put a moratorium on combustion engines.

Joel Holden said he had spoken in the past and made notes this time. He said he wanted to start with quotes from people outside Moreau. He read a message from the Senior Vice President of the Capital Region Chamber of Commerce in which was stated that he and his wife had visited the beach at Moreau State Park and had to leave early due to the smell, which he learned later was from a nearby cannabis farm. Next he read a statement from Mitch Suprenant, past Town Supervisor and current Board member in Fort Edward, in which Mr. Suprenant said when he got off the Northway (I-87), all he could smell was pot. The statement said he hoped there would be an answer soon. To describe how bad he thought it smelled, Mr. Holden said to imagine if a skunk was trapped in the meeting room which the meeting was underway. He said the smell would be overwhelming and stay with those present after they departed the meeting. He said it was easy for people to drive through the affected area to an area free of the odor. He named some social media entities where online discussions had been held with those arguing for and against the operation. He said he thought those advocating for the smell of cannabis probably already have homes that smell of cannabis.

He said people have a right to smell what they want in their home but it should be confined to their personal space. He detailed the daily activities of his daughter, a sophomore in high school, as she goes through her daily routine, with the smell of pot in and around her home, escaping the odor only as she exits the car at school. Sometimes he said she smells it in the school bathroom where other students are vaping. Then coming home from an away game via the Northway, he said the bus fills with the smell when arrive at exit 17. Coming home from school, he said she re-enters the area of the smell where she will spend the evening doing homework, eating dinner, and sleeping at night before repeating the cycle. He said it had been going on since the beginning of the school year. He asked the Board what it was doing about it and asked them to take action to ban the growth, cultivation, and drying of cannabis in Moreau. He said it wasn't fair to residents or travelers to the area, and that any proceeds gained from the cultivation of cannabis will probably not offset the added cost of police and legal actions taken against the Town, or the large quantities of water taken from the ground. (Applause by attendees.)

William Tullock said the situation is worse than just bad smells, he said the smell involves a volatile sulfur compound (VSC). He said as the compound oxidizes the compound accumulates, creating unhealthy ground level ozone saturated with VSC. He referenced Ms. Wolak's remark that she had felt dizzy, saying it was a lack of oxygen that caused the dizziness. He said when he was afflicted, he recovered quickly in his house with air conditioning. He said he had reached out to NY State agencies for help. He said the foul odor should be enough to disqualify an applicant in the process because it affects quality of life, but the Clean Air Act protects the air

quality. He said he was able to escape the conditions and recover indoors, but he asked what about the animals that live in the area. He said calm weather was like putting a lid on the area. He equated it with running the car in the garage while you're in the garage. He said auto emissions are harmful oxides, and this smell contains sulfur oxides. He said he thought it was a health hazard it seemed nobody could comprehend and that he was angry.

Jonathan Schutse thanked the Board for the great meeting, and said he lives over one mile from the grow site, and he can smell it daily. He said he just wanted to give an idea how far the smell reaches.

Chris Potter said he didn't get an answer, so he asked what the process is to enact a moratorium. The Supervisor said the Town needed to consult with Counsel. Mr. Potter asked if it could be put on the agenda for the next meeting, and the Supervisor responded he didn't have a problem with that. Councilmember Noonan asked if a draft moratorium could be prepared for the next meeting. Attorney Bruening said of course he could draft documents very quickly if the Board describes what they want drafted. He said the document needed to be crafted carefully to ensure it will stand up to a legal challenge. Councilmember Stewart said it's not the process that is the issue, but the wording. Supervisor Fish said it took three months to get the current moratorium document in order. Councilmember Stewart said it's a protection for both sides, and that it is not that there's not a place for this in the Town, but that in the current location, residents are making it clear it is not working currently. Mr. Potter said that's the purpose of the pause, to figure it all out.

Councilmember Killian said the Board understand the people are upset, but the Board needs to do their due diligence. He assured those who were in attendance that the Board hears their concerns. He said they need to consult with Town Attorneys to do the right thing to address their concerns. Councilmember Stewart said if it were possible to change the zoning more quickly than enacting a moratorium, the special use permit would save taxpayer dollars and address many of the concerns. Supervisor Fish said the Town can enact all the rules in the world, but that doesn't mean that various entities won't come to the Town and start something without asking permission. He invited the Shangri-La partners to come to his office so he could explain everything, and said someone can't just come to Town and do whatever they want. He said if Shangri-La had followed the rules from the beginning, they would not be discussing this at the meeting that night. To end the topic, Supervisor Fish said they could have something ready for the next meeting.

Kathy Montgomery asked when considering water, ozone, or air whether harm had come to the residents or Town. She asked if wetlands were federally protected. Ms. Montgomery said the regulations around irrigation and stormwater were overwhelming, and asked if irrigation requirements had been followed. She asked if wetlands were in the area. Councilmember Stewart said he did not know. Ms. Montgomery suggested that an assessment was needed to determine if harm was caused. Councilmember Stewart said OCM regulates these matters and said the agency is difficult to reach. Supervisor Fish said his Confidential Secretary sent information to NY State Senator Jim Tedisco, who had sent a letter to the agency. The Supervisor Fish said the response Senator Tedisco's office received from OCM was vague. Supervisor Fish said for right now, the Town needs to handle the situation at hand.

Mike Shaver urged the Board to remember that the Town Board represents everyone, and urged a moratorium on all marijuana in Moreau.

Devin Klender returned to the podium to address concerns voiced at the meeting. He said anyone who was interested could attend the Planning Board meeting to see the original plan that was in place before anything was planted. He said cannabis is subject to 1000x more testing by the State than for foods sold at the store. He said they are not allowed to use pesticides, and is more organic than the most expensive foods in the store. He said there was no damage from water runoff. Councilmember Noonan asked once the plant is grown, cultivated, dried, and sold, how much tax revenue the Town would receive. Mr. Klender said if Moreau opted in for retail sales, it would receive approximately 4% of all tax revenue from sales. He said in addition there is a potency tax, which he said was about 30% of the wholesale cost that went to the State, totally just shy of \$1 million so far. He

said he was not sure how that money was redistributed from the State. He said he thought the retail percentage was meant to supply funding to the County. Councilmember Noonan summarized that the Town will receive nothing. Mr. Klender said that was true unless the Town opted for retail sales. He said their crop will go to the nearest shops in Saratoga County and Queensbury.

Supervisor Fish thanked everyone for coming and for their patience. He said the Board hoped to make a wrong a right going forward.

## **COMMITTEE REPORTS**

Councilmember Stewart said the Recreation Director had come forward with an idea for the Town to host a showcase tournament. Such a tournament he estimated a 24-28 team showcase could bring \$15,000-20,000 profit for the Town. He said to his knowledge, such a tournament had never been run by the Town before, and the current Recreation Director has knowledge of these kinds of events. He said he had talked about implementing a stipend in the budget for this. By involving other organizations in concessions, he said it would allow the Town to run the showcase to put funds back into the recreation park facilities. Asked if he had anything to add, Recreation Director Brogan said this would showcase 14-16-year-old girls on 24-26 teams which would benefit the whole Town by bringing people to area restaurants and hotels, and benefitting the other organizations that assist as well.

Supervisor Fish asked Counsel if a resolution was needed when dates were set for the showcase. Counsel asked if there would be any deviation from regular fees. Councilmember Stewart suggested they could bring a resolution with showcase fees later. He said he was basically looking to see if the Board was interested at this time, so a weekend could be designated for the tournament, and if it didn't work out someone eligible for a later tournament could be offered the spot. The Board agreed they would like to move ahead with it. Councilmember Noonan said he had been advocating for the Town to run a tournament for years because he knew how much money could be made.

## **MARSHALL & STERLING (cont.)**

**Resolution 344-2024** A motion was made by Councilmember Noonan, seconded by Councilmember Stewart, to authorize Marshall & Sterling to carry the Town's health and dental insurance for the next year.

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

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

The motion carried 4:0

## **EXECUTIVE SESSION**

**Resolution 345-2024** A motion was made by Councilmember Noonan, seconded by Councilmember Stewart, to enter into executive session to discuss the work history of an un-named employee or employees.

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

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



A Regular Meeting of the Moreau Town Board was at 7:05 PM October 8, 2024  
at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

The motion carried 4:0

The Highway Superintendent was invited to attend the executive session by Councilmember Stewart.

The executive session began at 8:41 p.m.

**Resolution 346-2024** Motion duly made to suspend a Town employee pending a hearing on the matter for reasons stated in the Amended Notice of Charges and Discipline dated September 23, 2024. Motion received a second. A discussion was held regarding the allegations and the potential impact on Town employees. Motion carried unanimously without abstentions.

**Resolution 347-2024** A motion was made by Councilmember Stewart, seconded by Councilmember Noonan, to adjourn the meeting.

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

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

The motion carried 4:0.

Respectfully submitted,

*Erin Trombley*  
Erin Trombley  
Town Clerk

Town of Moreau

Jacobie Park Side Farms PUD

[Added XX-XX-20XX by Ord. No. X-20XX]

Section I. This local law shall be known as Local Law No. X of 20XX of the Town of Moreau amending Chapter 149 "Zoning" of the Code of the Town of Moreau to provide for the creation of a Planned Unit Development District known as "Jacobie Park Side Farms PUD."

Section II. Chapter 149 "Zoning" of the Code of the Town of Moreau and the official Zoning Map of the Town of Moreau are hereby amended to change the existing zoning of the lands where Jacobie Park Side Farms PUD are located and hereinafter described, from the R-2 Residential Zoning District to a Planned Unit Development District.

Section III. The area of Jacobie Park Side Farms PUD consists of approximately 27.2 +/- acres and is more particularly bounded and described as set forth in Appendix A (legal description) annexed hereto and incorporated herein. The Jacobie Park Side Farms PUD is bisected by Moreau Rec Road, bordered to the north by Lands N/F of SRH-TJM, LLC., to the west by Lands N/F of Melvin W. Jacobie, lands N/F of Joshua Corbett, lands N/F of Abigail Robichud, lands N/F of Melvin W. Jacobie, to the south by lands N/F of Diane C. Colvin, lands N/F of Harry G. Gutheil and to the west by lands N/F of the Town of Moreau.

Section IV.

A. Description of allowed uses by type and number of units:

Unit Type	Number
Cottage Single-Family Detached	21
Carriage Single-Family Attached/Duplex	28
Townhomes	32
Apartment Flats	32
Apartment Parkside Residence	68

B. The project shall be required to develop and HOA for ownership and maintenance responsibility of all common openspace areas.

C. Common open space for Jacobie Park Side Farms PUD shall comprise approximately 10 acres. Maintenance and upkeep of the common areas/open space will be provided by the HOA and/or project owner as identified during site plan review.

- D. Stormwater management shall be owned and maintained by the HOA and/or project owner
- E. Sidewalks, street trees and street lights shall be owned and maintained by the HOA and/or project owner
- F. Approximately 4 acres of the openspace described in item C will be developed as parkland for the PUD residence. These park areas can be developed with a variety of uses including but not limited to; playfield, playground, accessory structures, community gardens, hobby barns, mail kiosks, lawn and landscaping.
- G. A trail connecting the subdivision to the North (Arrowhead Meadows) to the internal sidewalk and pathways system within the PUD will be provided.
- H. Moreau Rec Road adjacent to the project shall be realigned and reconstructed to include, street trees, street lights and sidewalks.
- I. The towns road and driveway network within the Harry Betar Park will be utilized as a secondary means of emergency access for the PUD.
- J. Bulk, Area and Parking requirements.
  - a. The minimum building setbacks and bulk standards for all buildings within the Jacobie Park Side Farms PUD are as follows:

	Min Lot Area (ft)	Min Lot Width (ft)	Min Lot Depth (ft)	Lot Coverage %	Min Floor Area	Max Structure Height (ft.)	Setbacks				
							Front	Side		Rear	Porch
									Party wall		
Cottage Single-Family Detached	4,500	50	95	80	800 sf	38	20	N/A	7.5	5	8
Carriage Single-Family Attached/Duplex	4,500	40	95	80	800 sf	38	10	0	7.5	20	8
Townhomes	2,500	30	95	80	800 sf	38	20	0	7.5	5	8
Apartment Flats	20,000	N/A	N/A	80	N/A	42	25	N/A	25	25	N/A
Apartment Parkside Residence	20,000	N/A	N/A	80	N/A	42	25	N/A	25	25	N/A

- b. Vehicle parking for this project is as presented:
  - i. The minimum parking requirements for the apartment uses shall be no less than 1.75 parking spaces per unit.
  - ii. The minimum parking requirements for the town homes and single-family units shall be no less than (2) garages and 2 surfaces per unit.

#### Section V. Public water and public sewer.

The Jacobie Park Side Farms PUD is partially located within the boundaries of Town of Moreau Water District. A water district extension will be required to allow all buildings within the PUD to be serviced by municipal water. The developer will be required to connect the buildings within the Jacobie Park Side Farms PUD to Water District. The developer must obtain the necessary approvals to extend the sewer district to the



Jacobie Park Side Farms PUD, and if approvals are given, install the necessary sewer infrastructure and connect all of the buildings of the Jacobie Park Side Farms PUD to the sewer infrastructure within the sewer district.

Section VI. Severability. In the event any term or provision of this local law is deemed void or unenforceable, the remainder of this local law and the application of such provision, other than to the extent it is held invalid, will not be invalid or affected thereby.

Section IX. Effective date. This local law shall take effect immediately upon filing in the office of the Secretary of State.









**1 | PARKSIDE RESIDENCE REPRESENTATIVE ELEVATION**  
Scale: 1" = 8'-0"



**2 | PARKSIDE RESIDENCE REPRESENTATIVE PHOTO**  
Scale: NTS



**3 | PARKSIDE RESIDENCE REPRESENTATIVE PHOTO**  
Scale: NTS

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**Jacobie Parkside Farm**  
Town of Moreau, NY

Project Number: NY24002  
Client: Cerrone Builders  
Date: 2024.10.04

**A1**





**1 | FLATS REPRESENTATIVE ELEVATION**  
Scale: 1" = 8'-0"



**2 | FLATS REPRESENTATIVE PHOTO**  
Scale: NTS



**3 | FLATS REPRESENTATIVE PHOTO**  
Scale: NTS

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**Jacobie Parkside Farm**  
Town of Moreau, NY

Project Number: NY24002  
Client: Cerrone Builders  
Date: 2024.10.04

**A2**





**1 | COTTAGE HOME REPRESENTATIVE ELEVATIONS**  
Scale: 1" = 8'-0"

**2 | CARRIAGE HOME REPRESENTATIVE ELEVATION**  
Scale: 1" = 8'-0"



**3 | COTTAGE REPRESENTATIVE PHOTO**  
Scale: NTS



**4 | COTTAGE REPRESENTATIVE PHOTO**  
Scale: NTS



**5 | COTTAGE REPRESENTATIVE PHOTO**  
Scale: NTS

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**Jacobie Parkside Farm**  
Town of Moreau, NY

Project Number: NY24002  
Client: Cerrone Builders  
Date: 2024.10.04

**A3**





**1 | TOWNHOME REPRESENTATIVE ELEVATION**  
 Scale: 1" = 8'-0"



**2 | TOWNHOME REPRESENTATIVE PHOTO**  
 Scale: NTS



**3 | TOWNHOME REPRESENTATIVE PHOTO**  
 Scale: NTS

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**Jacobie Parkside Farm**  
 Town of Moreau, NY

Project Number: NY24002  
 Client: Cerrone Builders  
 Date: 2024.10.04

**A4**



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**Jacobie Parkside Farm**  
Town of Moreau, NY

Project Number: NY24002  
Client: Carbone Builders  
Date: 2024.10.04

**A5**

**TOWN OF MOREAU**  
**PURCHASE REQUEST & QUOTE SUMMARY**

**Department:** HIGHWAY DEPARTMENT

**Date:** 10/17/2024

**Description of Purchase Request:** Spend up to \$5,200.00 on a 330-gallon tote of asphalt release agent

**Vendor's Name and Address:**

Jamestown Soap & Solvent  
PO Box 453  
Celeron, NY 14720

**Price:** \$15.13/gallon  
(Including **Estimated** Shipping)

**Total with estimated shipping:** \$4,992.90

**Vendor's Name and Address:**

Quality Chemical Asphalt Release Agent  
Amazon.com

**Price:** \$23.63/gallon  
*Shipping Not Included*

**Total without shipping:** \$7,797.90

**Vendor's Name and Address:**

Zep X-2400 Asphalt Release Agent  
Zoro  
500 West Madison St. Suite 4000  
Chicago, IL 60661-4596

**Price:** \$29.95/gallon  
*Shipping Not Included*

**Total without shipping:** \$9,883.50

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

**Account number purchase will be paid from:** DB5112.493.4

**Balance in account and date:** \$143,000.49 as of 10/01/2024

**Amount Budgeted for the current year:** \$445,487.93

**Department Head's Recommendation:** I recommend purchasing from Jamestown Soap & Solvent because it has the best price, and the product has worked really well on our trucks.

**Board Approval Received:** \_\_\_\_ Yes \_\_\_\_ No

**Date Approval Received:** \_\_\_\_\_

**Vendor Authorized:** \_\_\_\_\_

**Amount Approved:** \_\_\_\_\_ **Total:** \$ \_\_\_\_\_



Jamestown Soap  
PO Box 453  
Celoron, NY 14720

www.jamestownsoap.com

# Proposal

Attention:

Chris Abrams

Phone For:

315-792-5493

Name / Address  
TOWN OF  
Lewisburg  
Cruzator  
351 R  
More

Date	Proposal #	Status Rep
02/20/24	PRO1263	NOU

	Unit Price	Quantity	Total Price
55 Gal. Asphalt Release Agent Drum, Light Amber, Liquid	29.95	150	4,792.50
			4,799.10
			4,799.10

ZEP

## 55 Gal. Asphalt Release Agent Drum, Light Amber, Liquid

Mfr # F12605 Zoro # G5509572

★★★★★ 0 ratings | Write a Review

62,795.17 41% off

**\$1,646.99** /ea

*\$29.95 per gallon*

Item requires special delivery charges. A \$265.00 per item surcharge will be applied. ©

\$1,646.99 © | Limited Stock

-

1

+

Add to Cart

♥

Zoro OUR GOAL IS TO HELP YOU REACH YOURS!

Total

\$4,799.10

Phone #	Fax #	E-mail
716-467-3243	716-467-6917	info@zoro.com

# Jamestown Soap & Solvent, Inc.

PO Box 453

Celoron, NY 14720

www.jamestownsoap.com

Name / Address

Town of Moreau Highway  
hwysuper@townofmoreau.org  
jcruz@townofmoreau.org  
351 Reynolds Road  
Moreau, NY 12828

BIG ORANGE Orange Oil Tar & Asphalt Release Agent - Stops Asphalt  
1 count

## Proposal

Attention:

Chris Abrams

Customer Fax

518-792-5697

Date

Proposal #

Sales Rep

9/23/2024

PRO1268

HOU

Item	Qty	Unit	Description	Cost	Total
00671-TOTE	1	EA	JSS Asphalt Release - 330 Gallon Tote Piggyback Pricing on Chaut Co Bid	4,799.10	4,799.10
Shipping			Shipping Charges *** Shipping is just an estimate based on previous orders ***	195.00	195.00
Total					
"OUR GOAL IS TO HELP YOU REACH YOURS!"				Total	\$4,994.10

Phone #

Fax #

E-mail

716-487-3243

716-483-6917

jss@jamestownsoap.com

+ shipping

\$23.63 pr 24lb



Overseas Pick



**BIG ORANGE Orange Oil Tar & Asphalt Remover, 12 oz. can, 1 count**

Spray

38

50+ bought in past month

**\$15<sup>20</sup>**

Save more with Subscribe & Save

FREE delivery Sat, Oct 5 on \$35 of items shipped by Amazon  
Or fastest delivery Thu, Oct 3

Sold by Amazon

Add to cart



**Quality Chemical Asphalt Release Agent - Stops Asphalt from sticking 128 oz (Pack of 2)**

Spray

**\$59<sup>97</sup>** (\$0.23/Fl Oz)

FREE delivery Oct 4 - 8

Seller rating: 4.6/5 (330)

Add to cart



**Asphalt Solvent & Cleaner Eco-Friendly | Removes Tar | Cleans Tools and Paving Equipment | Non-Toxic, Non-...**

Liquid 16 Fl Oz (Pack of 1)

Options: 8 sizes

**\$22<sup>49</sup>** (\$1.41/Fl Oz)

FREE delivery Tue, Oct 8

Seller rating: 4.9/5 (13)

Add to cart



**400: Asphalt Remover & Degreaser, Removes Asphalt, Tar, Oil, Grease, Asphaltene & Paraffins. Cleans Tools,...**

Liquid 16 Fl Oz (Pack of 1)

Options: 2 sizes

**\$24<sup>99</sup>** (\$1.56/Fl Oz)

\$9.49 delivery Tue, Oct 8

Small Business

Add to cart



**Quality Chemical Asphalt Release Agent - Stops Asphalt from sticking-55 Gallon Drum**

**\$1,299<sup>97</sup>**

+ shipping

\$175 delivery Tue, Oct 8

Only 4 left in stock - order soon.

Seller rating: 4.6/5 (330)

\$23.63 per gallon

Add to cart

55 Gal. Asphalt Release Agent D...  
\$1,548.99

Amazon

Shop now

Sponsored

**TOWN OF MOREAU**  
**PURCHASE REQUEST & QUOTE SUMMARY**

**Department:** HIGHWAY DEPARTMENT

**Date:** 10/23/2024

**Description of Purchase Request:** Truck 10 repair (cylinder)

**Vendor's Name and Address:**

New Hampshire Hydraulics  
3 Columbia Circle  
Merrimack, NH 03054

**Price:** \$2,552.40

**Vendor's Name and Address:**

DNC Aftermarket Parts  
5219 Co. Rd. 313  
Rawson, OH 45881

**Price:** \$2,717.00

**Vendor's Name and Address:**

VJP Hydraulics  
354 Gurn Spring Rd.  
Gansevoort, NY 12831

**Price:** \$2,903.00

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

**Account number purchase will be paid from:** DB5130.405

**Balance in account and date:** \$35,826.21 as of 10/01/2024

**Amount Budgeted for the current year:** \$45,000.00

**Department Head's Recommendation:** I recommend purchasing from New Hampshire Hydraulics. We have had several successful purchases in the past from them and they have the best price.

**Board Approval Received:** \_\_\_\_ Yes \_\_\_\_ No

**Date Approval Received:** \_\_\_\_\_

**Vendor Authorized:** \_\_\_\_\_

**Amount Approved:** \_\_\_\_\_ **Total:** \$ \_\_\_\_\_



Home / Parts / Cylinders / Stage Cylinder 5.53-3006-130

**Moreau Highway Shop**

From: Gary Laliberte <glaliberte@nh-hydraulics.com>  
Sent: Wednesday, October 23, 2024 10:10 AM  
To: Moreau Highway Shop  
Cc: Kevin Peverly, Tony Halvatzes  
Subject: Quote replacement dump cylinder

\$2,717.00

You don't often get email from glaliberte@nh-hydraulics.com. [Learn why this is important](#)

Hello Jeff,

ADD TO CART

The following quote is for us to replace a 3 stage dump cylinder for you.

In Stock & Ready to ship!

Part # AKT 5.5-3-130

Cost \$ 2,552.40

In stock

Replaces CH 5.5-3-3006-130

Please review and contact us with any questions.

Please forward PO # if you would like us to supply you with a new one.

Brand: Custom Hoists

Thank you,  
Gary Laliberte  
Cylinder shop

Description

Additional information

Description

Single Acting Telescopic Stage Cylinder, Trunnion Mount

Specifications

Stages: 3

Stroke Length: 130.13" / 3305mm, Closed: 58.88" / 1495mm, Extension: 189.00" / 4801mm.

23% more lifting capacity, Chrome-plated plungers, Optional nitrided plungers, Oscillating trunnion collar reduces side loading, O.D. sealed with state-of-the-art u-cups, and pin ported.

Home / Parts / Pins / Stage Cylinder 5.53-3006-130

Stage Cylinder 5.53-3006-130



754 Glen Spring, Road  
Carmel, NY 12021  
518-381-5075  
info@vphd.com  
www.vphd.com

DnC  
after market parts

877-231-2011

Date	Estimate #
11/21/2024	709564

\$2,717.00

Main Address		Site Location	
1	ADD TO CART	Town of Moresu 351 Reynolds Road Fort Edward, NY 12828	

In Stock & Ready to ship!

SKU	P.O. No.	Sales Rep	Terms	Date Code	Job Name
SKU 40EU05538300613000				11/21/2024	

Brand: Custom Hoists

Qty	Rate	U.S.	TOTAL
1	2,678.00		2,678.00
	325.00		325.00

Description	Additional information
-------------	------------------------

### Description

Single Acting Telescopic Stage Cylinder, Trunnion Mount

### Specifications

Stages: 3

**Stroke Length:** 130.13" / 3305mm, **Closed:** 58.88" / 1495mm, **Extension:** 189.00" / 4801mm.

23% more lifting capacity, Chrome-plated plungers, Optional nitrided plungers, Oscillating trunnion collar reduces side loading, O.D. sealed with state-of-the-art u-cups, and pin ported.

All required plates subject to \$25.00 charge. The customer is responsible for all attorney's fees, court costs, collection fees and interest incurred by this bill. (This is a binding contract when signed.)  
Customer Signature: \_\_\_\_\_

	\$2,903.00
Sales Tax (7.0%)	\$20.00
<b>Total</b>	<b>\$2,903.00</b>





354 Gurn Spring Road  
Gansevoort, NY 12831  
518-581-5938  
info@vjphydraulics.com  
www.vjpenterprisesinc.com

Date	Estimate #
10/22/2024	789564

Name / Address	Ship To/Location
Town of Moreau 351 Reynolds Road Fort Edward, NY 12828	Town of Moreau 351 Reynolds Road Fort Edward, NY 12828

Contact	P.O. No.	Sales Rep	Terms	Due Date	Job Name
			Net 30	11/21/2024	
Description	Qty	Rate	U/M	Total	
Cylinder Replacement					
New Telescopic Cylinder	1	2,678.00		2,678.00	
SHIPPING	1	225.00		225.00	

<b>LATE CHARGES-</b> 1-1/2% per month interest after 30 days. \$2.00 monthly billing charge. All returned checks subject to \$25.00 charge. The customer is responsible for all attorney's fees, court costs, collection fees and interest incurred on this bill. (This is a binding contract when signed). Customer Signature- _____	<b>Subtotal</b>	\$2,903.00
	<b>Sales Tax (7.0%)</b>	\$0.00
	<b>Total</b>	\$2,903.00



# 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

## 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 8, 2024  
Re: Monthly Report for September 2024

Below and attached please find the Building, Planning and Development reports for the month of September. The Office apologizes for the delayed submittal of these items. 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 – July 15, 2024 7:00PM to 10:15PM		
Item	Discussion	Action Taken
1. Referral: 1345 Route 9 Residential PUD (Schermerhorn)	Tabled at Applicants Request	Tabled at Applicants Request
2. Pines Mobile Home Park	Last Heard Fall of 2023. 50% expansion of Mobile Home Park in accordance with Article V of Chapter 149 Board preferred revisions over previous design. Applicant has satisfied most requirements. Awaiting County Review and FD Review.	Set Public Hearing for October Meeting (10/21)
3. Earnest Subdivision	Applicant seeks waiver to allow a single lot with lack of road frontage. Board requested applicant to better align with NYS Fire Code as it relates to Private Driveways. Requested FD Review.	Tabled for More Information



ZONING BOARD OF APPEALS (ZBA) – July 27, 2024 7:00PM to 7:45PM		
Applicant/Address	Application Type	Action Taken
1. Appeal 870-Fisher	Area Variance- Rear Yard	Tabled for Additional Information
2. Appeal 871 Dalgie	Special Use Permit – Home Occupation	Tabled Prior to Meeting at Applicants Request
3. Appeal 872 and 873 DMMH Corp	Special Use Permit – Storage in C-1, and Area Variance – Front Setback	Sent to Planning Board for Review and Report

- *It should be noted only three members were present. Applicants were advised of this in advance, the Acting Chairman also advised applicants of this as well prior to their applications being heard.*

#### Permits Reviewed:

32 permit applications (building, fence, pool, etc.) received and reviewed for zoning compliance and four (4) applications for Zoning Board Review.

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

#### Complaints/Enforcement Actions:

##### Cannabis Operation (Through Present)

The Office has received numerous complaints and questions about the cannabis cultivation operations adjacent to the Northway off Old Saratoga Road.

As noted in last months report, a violation letter and order to cease operations was issued pursuant to the use without Site Plan Review, and the erection of a fence without a permit.

The applicants notified this office that they would seek to appeal the determination of violation within 30 days. As they notified this Office of an appeal they were then scheduled to be on the Zoning Board Agenda for October. As of last Friday, the applicant has stated they no longer wish to appeal the decision. The Building, Planning and Development Coordinator is working with Town Counsel pursuant to Article XI of Chapter 149 as no appeal will be forthcoming.

As discussed publicly at the last meeting, this Office has had great difficulty getting in touch with the Office of Cannabis Management (OCM) to verify the license, determine if the operation is working within their parameters as licensed, and to discuss the extreme odor that has been witnessed by residents and Town Staff.

The Building Planning and Development Coordinator has discussed the difficulty of contacting OCM with Senator Tedisco's Office as well as Assemblywoman Carrie Woerner's Office- both have been helpful in getting information. The Assemblywoman was able to send the text of the MARTA regulations which were unavailable on the OCM website. The Senator sent a letter to OCM outlining the Town's concerns. Related to the Senator's letter- the agency has acknowledged it and said they were looking into it. No further information was provided.

As of last week, it was witnessed by both the Building Planning and Development Coordinator and the Building Inspector (weekend) that a great deal of harvest has been completed. It appears smell has decreased.

##### Court Actions

Three (3) items have risen to the level where they should be brought to Town Court. All violators have been issued at least 2 notices to date. Violations range from occupation of a home without a CO and unkempt premises to operation of a business in a residentially zoned area.

Code Enforcement is working with Town Counsel to move these forward and remedy the situations.

See Code Enforcement Attachment from Peter Bachem.

### Meetings

- Moreau Industrial Park LLC (9/5)
- **Town Board (9/10)**
- Mike Music (9/13)
- **Planning Board (9/16)**
- Harjit Earnest (9/19)
- **Town Board (9/25)**
- Luke Michaels (9/25)
- **ZBA (9/25)**
- Colby Yeaton (9/26)
- Dept. of State (9/26)
- Loyola/ Klender (9/27)
- C2AE Engineers (9/27)

### Zoning Task Force

- The Final Task Force Meeting was held on 9/12
- Finalizing draft regs. Coordinating TB meeting/ presentation of regs.

### Solar Law

- Attended Town Board Public Hearings
- Received Direction for Updates from Town Board at 9/25 Meeting
- **Prepared Draft for October**
- **The Board should review the proposal and note any changes.**

### Grants

#### Make the Connection Grant (Transportation Grant through A/GFTC)

- **Submittal Due Halloween**
- Will be submitting for Upgrades at Town Hall and Speed Signs
- Spoke with A/GFTC and received estimator tool access. Will work to get letters of Support for the application/ project.

#### Northern Border

- **Pre-Application submittal 9/6**
- Scheduled Call with CDRPC
- Review Webinars
- **Resolution for 10/8 Town Board Meeting**
- **Submittal 10/18**

#### Hudson River Valley Greenway Grant Program

- **Application Submitted 9/6**
- **Application for \$25,000 for Trail Maintenance equipment for the Riverside Trail. This is a 50:50 match.**
- Spoke with Greenway Staff 9/25, and the Town of Moreau was specifically invited to the **Greenway and Trail Conservancy Meeting in Hyde Park on 10/9 at 10am.** The Building Planning and Development Coordinator and the Supervisor will attend. It is likely the application has been recommended for award. The Greenway Board will vote on this on 10/9.

### NYS Code Training

- **The Building, Planning and Development Coordinator has completed Part 9A of Code Training in September. 9B will begin in October (10/7-10).**
- Pete Bachem has been attending required webinars related to code training. He will also be beginning to go out more with Matt Dreimiller on inspections to allow for redundancy in the Department.

### Other: (Current Notes)

- The Building Planning and Development Coordinator is working with the Town Clerk's Office on updates to clarify the **Peddler's Law**. This is an on-going project.
- The Building Planning and Development Coordinator has discussed several LWRP implementation projects with the Department of State (DOS). DOS has been very helpful and advised that the Bond Act funding will be available.

- It was discussed at the last task force meeting that it may be best to have the final public meeting in conjunction with a Town Board meeting with a slot of time allotted prior to the any Town Board meeting. The Building Planning and Development Coordinator will work with the Supervisor's Office to schedule this shortly.
- The BPD continues to review the fee schedule. Upon review of the Moreau Fee Schedule when compared to other Saratoga County municipalities, and those communities adjacent, show a great disparity in fees with, in most cases, Moreau being the lowest. The Building, Planning and Development Coordinator will work to a have proposed schedule of fees shortly.
- Current: Items Submitted to Planning Board of note as of 10/7
  - Revised Pines MHP  
*Applicant has discussed with DOT. Minor revisions needed to the SWPPP. May be ready for final approval at next meeting.*
  - Revised Jacobi Farms  
*Applicant has shown some reduction to number of dwelling units. A new overall design has been presented as well as elevations shown. The Planning Board is the lead agent pursuant to SEQRA and as the application will go back to them for review prior to TB submittal.*
  - Revised Shangri-La Application  
*Applicant will be submitting for preliminary review. If all is in order, the Board may wish schedule a public hearing.*





**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

SEPTEMBER 2024

Address	Date	Nature of Complaint
150 Ft Edward Rd Ft Edward	9/4/2024	Several more complaints have come in regarding the stripping of cars at very late hours, many junk cars coming in and out. I have taken numerous photos of the violations for court use.
Dancing Grain Gansevoort	9/4/2024	The brewery may be out of compliance as to the number of people that are in the brewery at a time. They are also starting to develop a parking lot across the street, possibly unsafe. The situation is be investigated.
35 Sisson Rd	9/4/2024	It appears the owner has skipped town; no closing was done on the property. Property remains condemned
13 Hilton Dr SGF	9/4/2024	The homeowner complained about his neighbors' bushes blocking his view when backing out. After looking at it, I don't see any violation. Neighbors dispute.
25 Merritt Rd SGF	9/4/2024	After 2 years, the case is closed, house is being cleaned up and renovated/torn down, and the former owners are paying the town attorney's bill.
Woodland Dr Moreau	9/4/2024	A 4-ton weight limit sign may have halted the logging of this mountain. Temporarily.
Bluebird Rd SGF	9/4/2024	A general noise complaint came in regarding 5:30 am garbage pickup.

Elite/Casella Hauling Moreau	9/4/2024	Noise complaint on Bluebird Rd. I will speak to the waste company, again.
35 Feeder Dam SGF	9/5/2024	The homeowner who lives in Tennessee has emailed me and said her son will be cleaning up the property and maintaining the yard. Work has already begun. The home will be listed for sale shortly. No more violation.
150 Ft Edward Rd Ft Edward	9/5/2024	I received an email from DEC, they will investigate the property with ENCON police. I will await an update.
35 Rivercrest Rd Gansevoort	9/5/2024	The homeowner who has several violations was nonresponsive to my first letter, a second was dispatched.
1620 Rt 9 Moreau	9/5/2024	I met with the owner of B&R auto to discuss his automobile situation. He has acquired some autos that rotate out each week for wholesale. It explains why so many cars are on the lot. I encouraged him to get his site plan in for his fence along Rt 9 ASAP to improve the appearance. He said he would next week. I explained current difference in use to Josh.
Excess land, LLC	9/6/2024	A part of Fich that owns the parcel off Butler Rd up through Rivercrest. I have asked them to investigate the area behind 35 Rivercrest as there may have been some illegal dumping.
NYDOS Continuing Ed	9/6/2024	1 hour course
108 Redmond Rd Gansevoort	9/6/2024	I have sent out one last letter to the homeowner of this decrepit trailer as to what her intentions are with it going forward.
Hillman Companies	9/6/2024	I sent the owner another email asking him to cut the grass/weeds and reapply the plastic over the windows of the old Moreau Court building.

617 Gansevoort Rd SGF	9/10/2024	A neighbor had complained about the homeowner having unpermitted Chickens and a Rooster. A letter of violation and an application have been sent out.
42 Feeder Dam SGF	9/10/2024	FOIL request
478 Fortsville Rd Gansevoort	9/10/2024	I had sent the owner a letter of violation (junk/rubbish) and driving by the home, I noticed a few more trailers of garbage being loaded for removal. I will monitor the situation to make sure it is completed.
428 Fortsville Rd Gansevoort	9/10/2024	A neighbor had inquired because some cleanup had occurred on the property and then it stopped. The purchaser was told to wait until the property closes and is his.
11 Sisson Rd Moreau	9/11/2024	A neighbor came in and complained about garbage piling up in the driveway.
8 Grant Rd SGF	9/11/2024	The homeowner had received my letter and cleaned up his property. He is working his way back into compliance.
13 Hilton Dr SGF	9/12/2024	Same complaint about the neighbors' hedges being in the ROW. They aren't. As for the branches from the shrubs, they hanging over the property line, he can trim them. The complainant should talk to his neighbor.
529 Selfridge Rd Gansevoort	9/12/2024	The homeowner is applying for a special use permit at the next meeting. File closed.
Hillman Companies Moreau	9/12/2024	Met with Lance who had just hired a company to maintain the grass at his building and the old courthouse. He will also board up the open windows in it as well.



5 Thornapple Dr Gansevoort	9/12/2024	FOIL Request.
478 Fortsville Rd Gansevoort	9/12/2024	The cleanup process is still ongoing, even with the homeowner being in jail. I will keep monitoring the situation.
1378 Rt 9 Moreau	9/12/2024	I stopped in at the tire shop and memory lane cars. Both were closed again. I am not sure what is going on, I will monitor as there are more junk cars parked in there.
Sweet Rd Gansevoort	9/17/2024	Had a future resident who is planning on building there wanted to know how long a perc test is good for. Unfortunately, his is long expired.
Redmond Rd Gansevoort	9/17/2024	A neighbor complained about the obnoxious smell coming from the Hemp Farm. I explained the situation, but we have no say over what the state dictates.
Bluebird Rd SGF	9/17/2024	Another complaint about early morning garbage pickup. I went back to Casella, met with the manager who said this would be a topic in the morning meeting.
1 Centerbar Hts Moreau	9/17/2024	I have sent the homeowner a final letter. The home has no CO, no power, no running water. He is trying to live off the grid. I expect he will be taken to court as he is completely non-compliant with state and town code.
55 Hatchery Rd Gansevoort	9/18/2024	Town court. Adjourned until 10/16
617 Gansevoort Rd SGF	9/18/2024	The homeowner came in with her chicken application and also stated that she is going to re-house the Rooster. No more violation.

15 Jackson Rd SGF	9/18/2024	Noise complaint. After investigating, the property has a few thousand cubic yards of soil brought in. A phone call is in to the developer to find out what is going on with the property.
Bluebird Terrace SGF	9/18/2024	A neighbor complained about the conditions of the trailer in lot #1. The property manager has been notified.
63 Spier Falls Rd Gansevoort	9/19/2024	A neighbor had made a complaint about the smell emanating from the Hemp farm. It's being worked on.
Bluebird Terrace SGF	9/19/2024	Another neighbor complained about the living conditions at Lot #1. Its already being worked on.
345-351 Selfridge Rd Gansevoort	9/19/2024	FOIL request. This property is currently in Town Court for code violations.
144-162 Harrison Ave 400 Reynold Rd	9/20/2024	FOIL Requests
81 Harrison Ave SGF	9/24/2024	Burn House. Have made a request to have No Trespassing signs put up and re-tape the perimeter
245 Reservoir Rd Moreau	9/24/2024	A neighbor complained that the property owner is building shed on this property. The zoning is R-2 and this type of business is not allowed. Additionally, the property does not have a principal structure on site which is necessary to have the barn (already erected) on site. A letter of violation has been sent.

35 Rivercrest Rd Gansevoort	9/24/2024	A neighbor complained about construction debris showing up for his firepit. I advised if that stuff gets burned, contact the DEC hotline is burning of construction material is illegal.
72 Feeder Dam Rd SGF	9/24/2024	Foreclosed and vacant home. Met the man who broke into the night prior. Friend of the owner. The owner is going to prison for 5 years, the home is in foreclosure.
17 Greenway Rd SGF	9/25/2024	Court. Adjourned for a week as the homeowner is in Tennessee.
1402 Rt 9 Moreau	9/26/2024	The owners of the old courthouse have had the weeds/grass cut and the open windows boarded up. Looks a lot better.
68 Mountain Ave Gansevoort	9/26/2024	A neighbor reported that the grandson has 2 unregistered vehicles on site. Upon investigating, I did find 2. A letter of violation has been sent.
11 Paris Rd Moreau	9/26/2024	The property owner's son has parked a trailer, a boat and a car in the ROW in the cul-du-sac.
131 Feeder Dam Rd SGF	9/26/2024	The homeowner has installed a shed on his property without a permit and placed it on the property line. A letter of violation has been sent.



### Permit Report for September of 2024

Permit#	Fee	Applicant	Address	Type and Value of Project	
222	\$25	Rogge, Dave	208 Lamplighter Acres	Deck	
223	\$25	Next Generation	4 Doe Run	Reroof	\$10,000
224	\$25	Campbell, Ron	46 Pheasant Way	Fence	\$1000
225	\$25	Fisher, Bill	21 West Road	Shed	\$4000
ZBA	\$58.75	Fisher, Bill	21 West Road	Sub Fee	
226	\$25	Gilligan, Keith	405 Old Sara Road	Pool	\$25,000
227	\$25	Gilligan, Keith	407 Old Sara Road	Fence	\$5,000
228	\$50	Kasselman Solar	4 Timber Lane	Solar	
ZBA	\$50	Daigle, Denls	529 Selfridge Road	Variance	
229	\$25	Champagne, Keith	10 Lanewood	Deck, carport	\$2000
230	\$25	Laplanche, Matt	163 Reservoir Road	Deck	\$5000
SUP	\$50	Rogge, Dave	1427-1429 Route 9	SUP Fee	
ZBA	\$50	Rogge, Dave	1427-1429 Route 9	Variance	
231	\$25	Vickery, Elaine	154 Lamplighter Acres	Shed	\$3000
232	\$25	Ketchum, Ben	214 Reservoir Road	Deck	\$8,000
233	\$25	Rogge, Dave	329 Lamplighter Acres	Demo	
234	\$171.5	Cerrone Builders	2 Robert Rogers	Single Family	\$425,000
235	\$25	Sweet, Jon	1657 Route 9	Septic	
236	\$50	Forte, Tim	11 West Road	Addition	\$80,000
22-206	\$124.9	Shaw, Jeff	219 Mott Road	Renewal	
237	\$100	Arnold, Robert	27 Myron Road	Garage	\$100,000
238	\$100	Raymond Jones	117 Whitebirch Est	MH Install	\$30,000
239	\$25	Johnson, Dave	15 Cashmere Dr	Pool	\$30,000
240	\$25	Fredricks, Heather	617 Gansevoort Rd	Chickens	
241	\$25	Chudosky, John	11 The Pines	Roof	

242	\$25	Next Generation	462 Selfridge Road	Reroof	
243	\$25	Kelly, Jason	23 Myron Road	Egress Window	
244	\$25	Clear, John	10 William St	Gas Stove	
245	\$25	Danek, Robert	19 Bluebird Knolls	HCP Ramp	
246	\$25	Holbrook Heating	24 Park Drive	Furnace/AC	
247	\$25	Antonelli, Karen	10 Snowberry Lane	Fence	\$5,000
248	\$77.9	Howard, Mike	131 Feeder Dam Rd	Garage	\$70,000
249	\$25	Chincy, John	8 Balsam Lane	Furnace	
250	\$25	Underwood, Steve	16 Greenway	Shed	\$4000
251	\$100	Rogge, Dave	306 Lamplighter Acr	MH Install	\$90,000
252	\$25	Next Generation	28 Congdon Road	Reroof	

# September 1, 2024 - September 7, 2024

September 2024

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 2024

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
	1	2	3	4	5	6	7
7 AM							
8		Labor Day Off					
9			FTG - Giles; 5 Ba FTG - Hull; 12 M				
10			shed cc - Perry; Solar Roof CC - I Slab- Lot 117 ; 1 FRM - Vanderze	FTG - I ISWM GP24 World Group 4H Trainin Blue R.	Pada Hoffman B Shed CC - Rott CC Garage Hudt		
11							
12 PM							
1			Site Garage Met	CC Garage Matt	Frm Plmb Cerro CC Fence Hutter		
2						Katrina Aptmnt	
3							
4							
5							
6							



**September 8, 2024 -  
September 14, 2024**

September 2024						
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 2024						
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
	8	9	10	11	12	13	14
7 AM							
8						Patient Fall day	
9							
10		Procedural - 5 B	CC Pella Room Rd	Site The Grove	CC Pool Johnson		
			Insu Frost Wall I	CC - Goodspeed	Site Forte; 11 W		
			Site Sabo; 23B R	INSUL - 18 amb			
11		Ftg Carrone; 4 I					
12 PM							
1		Reno CC - Lapla			Figs Hoffman H		
2					Ketrine Aptmnt		
3							
4							
5							
6							

# September 15, 2024 - September 21, 2024

September 2024

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 2024

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
	15	16	17	18	19	20	21
7 AM							
8							
9							
10		FRM CC - Deck ; FRM & Roof - D		Firestp - WHEN Talk with Blue	CO Fordrung; 1: CC Pool Shed S1	CO - Cerrone; 5: Wall - Cerrone; 5 Br	
11		I/W Backus; 9 H Renovation CC	Roof cc - Next g	Wall Cerrone; 4	Figs Falc; 11 We FRM - Freiberg	FTG - Ruff; 364 Slab Rich; 133 W	
12 PM						Matt half day	
1			Matt early lunch.	CC Geo Thermal			
2		Insu Bradley; 39			Slab Rich White		
3		Katrina Aptmn		MH CC - Raggio RM CC - Raggio		Katrin	
4							
5							
6							

**September 22, 2024 -  
September 28, 2024**

uMo TuWe 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					

SuMo TuWe Th Fr Sa

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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
	22	23	24	25	26	27	28
7 AM							
8							
9							
10		Backfill- Cerron	Fence CC - Ayer		BKFL - Adirondack	Poly - Cerrone	
		1/07 Next Gener	Wells Flak; 11 W		National Grid C	EV Charger CC -	
		Garage CC - Cal	Roof CC - Next			Renovation CC -	
11				FTG - Cerrone; 2	Matt 1/2 Day		
				Site Visit; 1 Full		Septic - IBS; 143	
12 PM				Ptgs Alden; 68 S			
1						Wells Alden; 68	
				Solar Roof CC -			
2			FEMA's Saratoga County Flood Office of Emerge Foley, Michael			Netrina Apt	
3			Forms - Rogge	Septic - Sweet;			
4							
5							
6							



# September 29, 2024 - October 5, 2024

September 2024

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 2024

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
	29	30	1	2	3	4	5
7 AM		Katrina - Remin	Katrina - Remin				
8		Katrina Remin	Matt off all day				
9		CO - Raymond J		Wall - Cerrone ;			
10		Site Demo Dille		CO Lot 14- Marl	Site Whitebirch;		
				Wall Insp - Rob	Site Lamplighte		
11							
12 PM		Ptg prepour - R					
1					Frm Dille; Rese	Burn Permit Ins.	
2				Katrina Apt			
3					Ptgs Northern B	BKFL - Cerrone;	
						Call- Susan Wag	
4							
5							
6							