

Agenda
Town of Moreau
Town Board Meeting
August 12, 2025
7:00PM

7:00 p.m. Regular Town Board Meeting
Roll Call / Pledge of Allegiance

1. Set Future Meetings / Upcoming Events

Public Comment Period

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

2. Eagle Scout Project – Kyle Underwood

3. Public Hearing – Proposed LL9 of 2025

4. Pubic Hearing – Proposed LL10 of 2025

5. Approval of Minutes

- July 15, 2025 – Special Town Board Meeting
- July 22, 2025 – Month End Audit & Regular Town Board Meetings

6. Old Business

- Town Logo
- Meadow Drive Update

7. Highway Department

- Selfridge Road Culvert

8. Building, Planning and Development Office

- Washburn Road Solar
- Old West Road Solar

9. Recreation Department

- Pop Warner Lighting & Contract
- SGFGS
- SGFYB
- 13U Baseball Travel Team
- Bathroom Upgrade Purchases
- Flag Football Shirts

10. Assessor's Office

- Fall Assessor's Conference

11. Department Head Monthly Reports

- Assessor, BPD, DCO, Town Clerk, Hwy, TS, Recreation, Water & Sewer

Public Comment Period

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

12. Committee Reports

13. Supervisor's Items

14. Executive Session

15. Motion to Adjourn

**TOWN OF MOREAU
LOCAL LAW NO. 9
AMENDING THE ZONING LAW OF THE TOWN OF MOREAU
RELATING TO THE M-1, M-1A AND M-2 DISTRICTS**

BE IT ENACTED by the Town Board of the Town of Moreau, Saratoga County, New York as follows:

Section 1. Purpose. The purpose of this local law is to update the purposes, use regulations, area, yard and coverage regulations, and supplemental regulations applicable to the M-1, M-1A, and M-2 Zoning Districts set forth in the Zoning Law of the Town of Moreau to promote the health, safety and general welfare of the community.

Section 2. Authority. This Local Law is adopted pursuant to Municipal Home Rule Law Section 10, Article 16 of the Town Law, and Chapter 149 of the Moreau Town Code.

Section 3. Definitions. Section 149-5 of the Moreau Town Code is amended by adding the following definitions to read as follows:

CANNABIS

All parts of the plant of the genus cannabis, whether growing or not; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin. It does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. It does not include hemp, cannabinoid hemp or hemp extract as defined by this section or any drug products approved by the Federal Food and Drug Administration.

FARM BREWERY

An establishment where no more than 75,000 barrels of New York State labeled beer is manufactured annually (minimum of 50 barrels). New York State labeled beer is made with no less than a certain percentage, by weight as set forth in Alcoholic Beverage Control Law § 3, Subdivision 20-d, of its hops grown in New York State and no less than a certain percentage, by weight, of all of its other ingredients, excluding water, grown in New York State.

WASTE

Any of the following, or combination of the following: sewage (including, but not limited to, methane or other emissions from animal or human sewage (unless

done in association with agricultural uses), and including the water carrying human or animal wastes from residences, buildings, industrial establishments or other places, together with such groundwater infiltration and surface water as may be present); solid or liquid waste, including but not limited to all putrescible and nonputrescible materials or substances that are discarded, discharged, deposited, injected, dumped, burned, spilled, leaked, or placed into or on any land or water, or otherwise disposed of, or rejected as being spent, useless, worthless, or in excess to the owners at the time of such discard or rejection; garbage; trash; rubbish; refuse; industrial, commercial and household waste; plastics; any material that has been source separated for recycling or composting purposes; ash (including, but not limited to, bottom ash, boiler ash, fly ash, incinerator ash); ash and sludge from air or water treatment facilities; sewage sludges; biosolids; "biomass" as defined in Appendix B of New York State Public Service Commission's 9-24-2004 Order Approving Retail Renewable Portfolio Standard (Case 03-E-0188); coal refuse; waste coal; contained gaseous material; incinerator residue; offal; construction and demolition debris; disaster debris; industrial waste, hazardous waste as defined by New York Environmental Conservation Law § 27-0901(3); "waste" as defined by New York Environmental Conservation Law § 27-0901(11); low-level radioactive waste as defined by New York Environmental Conservation Law § 29-0101(1); source, special nuclear or by-product material as defined by the Atomic Energy Act of 1954, as amended (68 Stat. 923); high-level radioactive waste; transuranic waste; regulated medical waste as defined by New York Environmental Conservation Law § 27-1501(1); "solid waste" as defined in the Resource Conservation and Recovery Act of 1976 ("RCRA") § 1004(27), 42 U.S.C. § 6904(27); "solid waste" as defined in 6 NYCRR Part 360.2; "solid waste" as defined in NY ECL § 27-0701(1); automobile shredder residue; discarded automobiles; waste tires as defined by New York Environmental Conservation Law § 27-1901(13); pharmaceutical wastes or expired pharmaceuticals; contaminated soil; electronic wastes; processed engineered fuel, refuse-derived fuel, any material determined by the United States Environmental Protection Agency or state agency to be a nonhazardous secondary material; the solid residue of any air or water pollution control device; and liquid or solid waste generated by stores, offices, warehouses, institutions, and restaurants. Any material that falls under this definition shall not be considered fuel, unless approved and permitted by New York State Department of Environmental Conservation and/or the US Environmental Protection Agency as a fuel, at which time it shall no longer be treated as a waste for purposes of this chapter.

Section 4. M-1A Districts. Section 149-6 of the Moreau Town Code is amended by adding the M-1A District to the enumerated list as follows:

M-1A Light Manufacturing A Districts

Section 5. Repeal of Section 149-24 and adoption of new Section 149-24.
Section 149-24 of the Moreau Town Code is repealed and a new Section 149-24 is adopted to read as follows:

§ 149-24. Light Manufacturing and Commercial Districts (M-1).

A. Intent. The intent of this section §149-24 is allow those uses found below to better reflect those ideals and recommendations found in the Town Comprehensive Plan as adopted by the Town of Moreau Town Board.

B. Purpose.

- (1) The M-1 District provides for the maintenance and expansion of industry, manufacturing, renewable energies, as well as select commercial, recreational, and other uses which may be complementary and appropriate to be sited along with these uses in this area of Town. Site plan review shall be required for all uses in the M-1 District.
- (2) Use regulations. Permitted, accessory and special permit uses in M-1 Districts shall be as set forth below and within the Schedule of Regulations included at the end of this chapter.
- (3) Area, yard and coverage regulations. Bulk regulations in M-1 Districts shall be as set forth in the Schedule of Regulations included at the end of this chapter.

C. Applicability. This section shall be applicable to all uses on lands zoned M-1 in the Town of Moreau except where otherwise noted.

D. Permitted uses with Site Plan Review:

- (1) Manufacture through compounding, assembling, fabricating or treatment of articles or merchandise from the following previously prepared materials: fiber, fur, glass, leather, paper, plastics, precious or semiprecious stones or metals, sheet metal, textiles, tobacco, wax, wire or wood.
- (2) Tool or die manufacture, including precision instruments and 3-dimensional printing and fabrication or similar assembly.
- (3) Agricultural product packaging, processing or storage facility, including cold storage, except as prohibited herein.
- (4) Junkyards to include tow-yards, auto wrecking and auto-salvaging operations and to be reviewed in accordance with Chapter 87 (Junkyards) of the Town of Moreau Town Code.

- (5) Automobile or other vehicle servicing, detailing, and/or finishing, but not car washing for the general public.
- (6) Heavy equipment or Boat/ RV sales, rental, service maintenance and storage, including construction equipment.
- (7) Warehouse(s) or warehousing of products.
- (8) Commercial forestry uses.
- (9) Public utility power generating facility structure or use that is non-fuel generated including, but not limited to battery storage facilities; solar energy system, large-scale; windmills; hydroelectric uses; or similar uses.
- (10) Supply and building material sales yard, lumberyard including saw mill and other mill work in association, and cabinetmaking or other products from a woodshop.
- (11) Farm brewery, distillery, or meadery, which may also sell other majority New York State produced products.
- (12) Wholesale and retail sales when incidental to the primary use.
- (13) Self-service storage facility.
- (14) Laboratory: research, experimental or testing, provided that no operation shall be conducted which may cause hazardous, noxious or offensive conditions in the district in which such laboratory is located.
- (15) Professional Offices or Office Building(s).
- (16) Public or private educational facility or school.
- (17) Governmental Service facilities.
- (18) Social organization or group facilities.
- (19) Park and recreation facilities including public and private, and indoor and outdoor.
- (20) Enclosed multi-use facilities which include offices, retail, industrial and/or manufacturing, or recreational uses on lots 25 acres or over.

- (21) Accessory uses as outlined in the bulk and use table at the end of this Chapter.

E. Uses permitted upon issuance of a special permit by the Planning Board, subject to site plan review.

- (1) Single-family dwellings and accessory uses thereto.
- (2) Temporary and/or permanent outdoor storage or display of any product or material, or for parking of any vehicles and/or storage containers or for the conduct of any other business operations, unless otherwise regulated within this Section.
- (3) Recycling center.
- (4) Sand and gravel processing, quarrying and cement manufacturing.
- (5) Day care facilities as defined.
- (6) Restaurants and bars which may include outside dining not to exceed 50% of floor space or approved seating whichever is less.
- (7) Convenience store which may or may not include sales of gasoline or other fuels for automobiles.
- (8) Specialized retail operations.
- (9) Flex space facilities for two or more uses on one parcel within one structure, or where parking or other spaces may be shared.
- (10) Facilities subject to the approval of a Air Facility Permit or Air Facility Registration by DEC.

F. Uses strictly prohibited: In accordance with the provision of this article, the following list of uses do not meet the intended purpose of this chapter and particularly for this district and are therefore prohibited. This is for illustrative purposes only. It is not meant to be determinative of all uses which are not to be permitted in the district. It is meant to give direction to applicants who are reviewing this chapter for the purpose of determining what will be an appropriate use in the district and to allow reasonable variations, knowing that all uses cannot be anticipated or defined.

- (1) Abattoir or rendering of grease, tallow or fats.
- (2) Manufacture or storage of non-consumable alcohol, dye or rubber.

- (3) Manufacture or storage of fertilizer, involving the recovery or refining or products from fish, human or animal, or mineral refuse.
- (4) Manufacture or storage of fireworks, munitions or explosives, excepting for sale of sparkling or other firework devices in accordance with State regulations.
- (5) Production or refining of petroleum or other flammable liquids.
- (6) Atomic power facilities, storage or nuclear waste.
- (7) Any uses in the Town which use wastes originating outside the Town of Moreau, as prohibited in Town of Moreau Town Code Chapter 92 and as defined herein.

G. General requirements:

- (1) A maximum of sixty percent of the lot may be covered and twenty percent shall be green space that must be incorporated into development plans. A minimum of 50% of the above-referenced green space shall be set aside for snow storage (i.e., no shrubbery or plantings).
- (2) No front yard storage is allowed. All storage areas must be to the rear and side of the building. Where a site is subject to multiple front yards, a fence shall be installed as approved by the Planning Board. Said fence shall not be subject to height restrictions for front yard as outlined in Chapter 70, however no fence shall exceed eight (8) feet in height.
- (3) No on-street parking is permitted, and parking and loading shall be in accordance with §149-47 and §149-48 respectively. In this district loading should be located at the rear of the building as feasible.
- (4) All industrial, commercial, and other service uses shall be sited 100 feet from any residential uses or district, except for solar uses which may be within 75 feet of a residential district or residential use property line. Multifamily uses shall be sited at minimum 50 feet away from single-family uses.
- (5) Floating and/or mapped cross-access easements shall be granted leading to, and for adjacent parcels in the district as practicable to keep traffic off public surface streets to the greatest extent as feasible. This provision may be waived by the Planning Board where not practicable.

H. Performance standards.

- (1) Noise. Requirements and regulations in accordance with Chapter 100.
- (2) Discharge of toxic or noxious matter. No activity in the M-1 District shall permit any type of discharge either on or off site of any toxic or noxious matter in such concentrations as to be detrimental to or endanger the health of the

public or significant bird and mammal wildlife. For purposes of this section, "noxious" is defined as that which causes or tends to cause injury to health.

- (3) Vibration. In no case shall any vibration from the M-1 District be perceptible without the aid of instruments along the boundary line of the zone, except during initial construction of the facility, or normal maintenance work thereafter.
- (4) Heat or glare. No use shall be permitted that will produce heat or glare beyond the property line of the lot on which the facility is located.
- (5) Odor. No emission of any odorous matter shall be permitted so as to be detected outside the property line of the lot on which the facility is located. Any facility which may involve the emission of any odor shall be equipped with a secondary safeguard system, so that control will be maintained if the primary system should fail.

I. Exceptions.

- (1) This provision for allowable uses outlined herein shall not be applicable to those developments which have received all required Town approvals and permits and, have commenced substantial construction related to development of a proposed use.
- (2) Performance standards shall not be applicable for existing uses if failing to meet performance standards shall be considered preexisting and non-conforming. Any change which will increase or modify the non-conformity, including on a non-conforming performance standard in another location of a structure, or on a different location on the land, shall not be permitted.

Section 6. Adoption of new Section 149-24.1. A new Section 149-24.1 of the Moreau Town Code is adopted to read as follows:

§ 149-24.1. M-1A. Light Manufacturing A Districts (M-1A).

A. Intent. The intent of this section §149-24.1 is to avoid industrial or manufacturing uses that have potentially adverse impacts on residential neighborhoods in accordance with the Comprehensive Plan as adopted by the Town of Moreau Town Board, and to protect the general health, safety and welfare of the community overall while allowing for sustainable economic growth.

B. Purpose

- (1) The M-1A District provides for the maintenance and expansion of industry, manufacturing, renewable energies, as well as select commercial, recreational, and other uses which may be complementary and appropriate to

be sited along with these uses in this area of Town. The M-1A also provides for businesses that are defined and subject to Chapter 65 Adult Entertainment. Site plan review shall be required for all uses in the M-1A District.

- (2) Use regulations. Permitted, accessory and special permit uses in M-1A Districts shall be as set forth below and within the Schedule of Regulations included at the end of this chapter.
- (3) Area, yard and coverage regulations. Bulk regulations in M-1A Districts shall be as set forth in the Schedule of Regulations included at the end of this chapter.

C. Applicability. This section shall be applicable to all uses on lands zoned M-1A in the Town of Moreau except where otherwise noted.

D. Permitted uses with Site Plan Review:

- (1) Manufacture through compounding, assembling, fabricating or treatment of articles or merchandise from the following previously prepared materials: fiber, fur, glass, leather, paper, plastics, precious or semiprecious stones or metals, sheet metal, textiles, tobacco, cannabis, wax, wire, or wood.
- (2) Tool or die manufacture, including precision instruments and 3-dimensional printing and fabrication or similar assembly.
- (3) Agricultural product packaging, processing or storage facility, including cold storage, except as prohibited herein.
- (4) Automobile or other vehicle servicing, detailing, and/or finishing, but not car washing for the general public.
- (5) Warehouse(s) or warehousing of products.
- (6) Public utility power generating facility structure or use including, but not limited to battery storage facilities; solar energy system, large-scale; windmills; hydroelectric uses; or similar uses.
- (7) Supply and building material sales yard, lumberyard including saw mill and other mill work in association, and cabinetmaking or other products from a woodshop.
- (8) Wholesale and retail sales when incidental to the primary use.
- (9) Park and recreation facilities including public and private, and indoor and outdoor.
- (10) Water-dependent uses such as ferries, marinas, boat yards, public piers, boat/canoe launches, swimming areas, and commercial and recreational fishing.

- (11) Accessory uses as outlined in the bulk and use table at the end of this Chapter.

E. Uses permitted upon issuance of a special permit by the Planning Board, subject to site plan review.

- (1) Single-family dwellings and accessory uses thereto.
- (2) Sand and gravel processing, quarrying and cement manufacturing.
- (3) Adult entertainment in accordance with the regulations as outlined in Chapter 65 of the Town of Moreau Town Code.
- (4) Cannabis growing (indoor in greenhouses) and cannabis processing (indoor).

F. Uses strictly prohibited: In accordance with the provision of this article, the following list of uses do not meet the intended purpose of this chapter and particularly for this district and are therefore prohibited. This is for illustrative purposes only. It is not meant to be determinative of all uses which are not to be permitted in the district. It is meant to give direction to applicants who are reviewing this chapter for the purpose of determining what will be an appropriate use in the district and to allow reasonable variations, knowing that all uses cannot be anticipated or defined.

- (1) Abattoir or rendering of grease, tallow or fats.
- (2) Manufacture or storage of non-consumable alcohol, dye or rubber, not associated with another permitted use.
- (3) Manufacture or storage of fertilizer, involving the recovery or refining or products from fish, human or animal, or mineral refuse.
- (4) Manufacture or storage of fireworks, munitions or explosives, excepting for sale of sparkling or other firework devices in accordance with State regulations.
- (5) Production or refining of petroleum or other flammable liquids.
- (6) Atomic power facilities, storage or nuclear waste.
- (7) Any uses in the Town which use wastes originating outside the Town of Moreau, as prohibited in Town of Moreau Town Code Chapter 92 and as defined herein.

G. General requirements:

- (1) A maximum of sixty percent of the lot may be covered and twenty percent shall be green space that must be incorporated into development plans. A minimum of 50% of the above-referenced green space shall be set aside for snow storage (i.e., no shrubbery or plantings).

- (2) No front yard storage is allowed. All storage areas must be to the rear and side of the building. Where a site is subject to multiple front yards, a fence shall be installed as approved by the Planning Board. Said fence shall not be subject to height restrictions for front yard as outlined in Chapter 70, however no fence shall exceed eight (8) feet in height.
- (3) No on-street parking is permitted, and parking and loading shall be in accordance with §149-47 and §149-48 respectively.
- (4) All industrial, commercial, and other service uses shall be sited 100 feet from any residential uses or district, except for solar uses which may be within 75' of a residential district or residential use property line.
- (5) Floating and/or mapped cross-access easements shall be granted leading to, and for adjacent parcels in the district as practicable to keep traffic off public surface streets to the greatest extent as feasible. This provision may be waived by the Planning Board where not practicable.

H. Performance standards.

- (1) Noise. Requirements and regulations in accordance with Chapter 100.
- (2) Discharge of toxic or noxious matter. No activity in the M-1A District shall permit any type of discharge either on or off site of any toxic or noxious matter in such concentrations as to be detrimental to or endanger the health of the public or significant bird and mammal wildlife. For purposes of this section, "noxious" is defined as that which causes or tends to cause injury to health.
- (3) Vibration. In no case shall any vibration from the M-1 District be perceptible without the aid of instruments along the boundary line of the zone, except during initial construction of the facility, or normal maintenance work thereafter.
- (4) Heat or glare. No use shall be permitted that will produce heat or glare beyond the property line of the lot on which the facility is located.
- (5) Odor. No emission of any odorous matter shall be permitted so as to be detected outside the property line of the lot on which the facility is located. Any facility which may involve the emission of any odor shall be equipped with a secondary safeguard system, so that control will be maintained if the primary system should fail.

I. Exceptions.

- (1) This provision for allowable uses outlined herein shall not be applicable to those developments which have received all required Town approvals and permits for their use and have commenced substantial construction related to development of a proposed use.

- (2) Performance standards shall not be applicable for existing uses if failing to meet performance standards shall be considered preexisting and non-conforming. Any change which will increase or modify the non-conformity, including on a non-conforming performance standard in another location of a structure, or on a different location on the land, shall not be permitted

Section 7. Repeal of Section 149-25 and adoption of new Section 149-25.

Section 149-25 of the Moreau Town Code is repealed and a new Section 149-25 is adopted to read as follows:

§ 149-25. Manufacturing Districts (M-2).

A. Intent. The intent of this section 149-25 is allow those uses found below to better reflect those ideals and recommendations found in the Town Comprehensive Plan as adopted by the Town of Moreau Town Board.

B. Purpose

- (1) The M-2 District provides for the maintenance and expansion of industry, manufacturing, renewable energies, as well as select commercial, recreational, and other uses which may be complementary and appropriate to be sited along with these uses in this area of Town. Site plan review shall be required for all uses in the M-2 District.
- (2) Use regulations. Permitted, accessory and special permit uses in M-2 Districts shall be as set forth below and within the Schedule of Regulations included at the end of this chapter.
- (3) Area, yard and coverage regulations. Bulk regulations in M-2 Districts shall be as set forth in the Schedule of Regulations included at the end of this chapter.

C. Applicability. This section shall be applicable to all uses on lands zoned M-2 in the Town of Moreau except where otherwise noted.

D. Permitted uses with Site Plan Review:

- (1) Manufacturing assembly or other industrial operation.
- (2) Tool or die manufacture, including precision instruments and 3-dimensional printing and fabrication or similar assembly.
- (3) Agricultural product packaging, processing or storage facility, including cold storage, except as prohibited herein.
- (4) Heavy equipment sales, rental, service maintenance and storage, including construction equipment.
- (5) Warehouse(s) or warehousing of products.

- (6) Public utility power generating structure or use that is non-fuel generated, including battery storage facilities; solar energy system, large-scale; windmills; hydroelectric uses; or similar uses.
- (7) Supply and building material sales yard, lumberyard including saw mill and other mill work in association, and cabinetmaking or other products from a woodshop.
- (8) Farm brewery, distillery, or meadery, which may also sell other majority New York State produced products.
- (9) Wholesale and retail sales when incidental to the primary use.
- (10) Self-service storage facility.
- (11) Laboratory: research, experimental or testing, provided that no operation shall be conducted which may cause hazardous, noxious or offensive conditions in the district in which such laboratory is located.
- (12) Office buildings.
- (13) Recreation facilities, indoor - including public and private.
- (14) Distribution centers.
- (15) Accessory uses as outlined in the bulk and use table at the end of this Chapter.

E. Uses permitted upon issuance of a special permit by the Planning Board, subject to site plan review.

- (1) Single-family dwellings and accessory uses thereto.
- (2) Sand and gravel processing, quarrying and cement manufacturing.
- (3) Commercial agricultural uses, including stables, commercial, riding arena.
- (4) Commercial kennels, animal grooming, and commercial animal boarding.

F. Uses strictly prohibited: In accordance with the provision of this article, the following list of uses do not meet the intended purpose of this chapter and particularly for this district and are therefore prohibited. This is for illustrative purposes only. It is not meant to be determinative of all uses which are not to be permitted in the district. It is meant to give direction to applicants who are reviewing this chapter for the purpose of determining what will be an appropriate use in the district and to allow reasonable variations, knowing that all uses cannot be anticipated or defined.

- (1) Abattoir or rendering of grease, tallow or fats.
- (2) Manufacture or storage of non-consumable alcohol, dye or rubber.

- (3) Manufacture or storage of fertilizer, involving the recovery or refining or products from human refuse.
- (4) Manufacture or storage of fireworks, munitions or explosives, excepting for sale of sparkling or other firework devices in accordance with State regulations.
- (5) Production or refining of petroleum or other flammable liquids.
- (6) Atomic power facilities, storage or nuclear waste.
- (7) Any uses in the Town which use wastes originating outside the Town of Moreau, as prohibited in Town of Moreau Town Code Chapter 92 and as defined herein.

G. General requirements:

- (1) A maximum of sixty percent of the lot may be covered and twenty percent shall be green space that must be incorporated into development plans. A minimum of 50% of the above-referenced green space shall be set aside for snow storage (i.e., no shrubbery or plantings).
- (2) No front yard storage is allowed. All storage areas must be to the rear and side of the building. Where a site is subject to multiple front yards, a fence shall be installed as approved by the Planning Board. Said fence shall not be subject to height restrictions for front yard as outlined in Chapter 70, however no fence shall exceed eight (8) feet in height.
- (3) No on-street parking is permitted, and parking and loading shall be in accordance with §149-47 and §149-48 respectively.
- (4) All industrial, commercial, and other service uses, shall be sited 100 feet from any residential uses or district, except for solar uses which may be within 75 feet of a residential district or residential use property line.
- (5) Floating and/or mapped cross-access easements shall be granted leading to, and for adjacent parcels in the district as practicable to keep traffic off public surface streets to the greatest extent as feasible. This provision may be waived by the Planning Board where not practicable.

H. Performance standards.

- (1) Noise. Requirements and regulations in accordance with Chapter 100.
- (2) Discharge of toxic or noxious matter. No activity in the M-2 District shall permit any type of discharge either on or off site of any toxic or noxious matter in such concentrations as to be detrimental to or endanger the health of the public or significant bird and mammal wildlife. For purposes of this section, "noxious" is defined as that which causes or tends to cause injury to health.

- (3) Vibration. In no case shall any vibration from the M-2 District be perceptible without the aid of instruments along the boundary line of the zone, except during initial construction of the facility, or normal maintenance work thereafter.
- (4) Heat or glare. No use shall be permitted that will produce heat or glare beyond the property line of the lot on which the facility is located.
- (5) Odor. No emission of any odorous matter shall be permitted so as to be detected outside the property line of the lot on which the facility is located. Any facility which may involve the emission of any odor shall be equipped with a secondary safeguard system, so that control will be maintained if the primary system should fail.

I. Exceptions.

- (1) This provision for allowable uses outlined herein shall not be applicable to those developments which have received all required Town approvals and building permits for their use and have commenced substantial construction related to development of a proposed use.
- (2) Performance standards shall not be applicable for existing uses if failing to meet performance standards shall be considered preexisting and non-conforming. Any change which will increase or modify the non-conformity, including on a non-conforming performance standard in another location of a structure, or on a different location on the land, shall not be permitted.

Section 8. Adoption of new Sections 149-50.3 through 149-50.16. New Sections 149-50.3 through 149-50.16 of the Moreau Town Code are adopted to read as follows:

§ 149-50.3. Adult Businesses.

Adult businesses are regulated in accordance with Chapter 65 Adult Entertainment of the Town of Moreau Town Code.

§ 149-50.4 Automobile Service and Repair Shops.

A. Motor vehicle service stations.

- (1) Entrance and exit driveways shall have an unrestricted width of not less than 12 feet, with maximum to be approved by the Planning Board. The maximum width should be no less than the minimum width necessary for public safety purposes. The location of such driveways shall be determined by the

Planning Board, but in no event shall they be located closer than ten (10) feet to any lot line.

- (2) No entrance or exit driveway or parking space shall be located so as to require the backing of any vehicle into a public right-of-way.
- (3) All vehicle lifts, dismantled automobiles, parts or supplies, goods, materials, refuse, garbage or debris shall be located within a building enclosed on all sides.
- (4) All services or repair of motor vehicles shall be conducted in a building enclosed on all sides; however, this requirement is not to be construed as meaning that the doors to any repair shop must be kept closed at all times.
- (5) Gasoline or flammable oils in bulk shall meet New York State storage requirements.
- (6) All registered vehicles awaiting service, pick-up by customers, or otherwise stored overnight on the lot shall be parked within a vehicle parking area approved by the Planning Board.
- (7) The Planning Board may require a green space buffer, vegetative screening, and/or solid or picket fencing in order to reduce visual impact upon surrounding properties.
- (8) The sale of vehicles shall not be a permitted accessory use to a motor vehicle service station.
- (9) A New York State Department of Motor Vehicle license for repair shall be required.
- (10) This section shall not apply to licensed repair shops legally in use at the time of the adoption of this section however any modification exceeding such use by 33%, or reconfiguration of a site, shall be required to conform to these requirements.

§ 149-50.5. Cannabis growing and processing.

A. Security and Safety. Security measures at all New York State licensed premises shall comply with the requirements of this section, the New York State Cannabis Law and all such applicable rules and regulations promulgated by the New York Cannabis Control Board and Office of Cannabis Management.

B. Security Plan. A description of the security plan shall be submitted with the application for a site plan for use of premises in association with cannabis processing or growing. The security system shall be maintained in good working order and provide 24 hours per day coverage. The security plan must include, at a minimum, the following security measures:

- (1) Cameras. The applicant, owner and holder of a license to operate a cannabis facility pursuant to the New York Cannabis Law shall install and use security cameras to monitor and record all areas of the premises (except in restrooms) where persons may gain or attempt to gain access to marijuana maintained by the cannabis business entity.
- (2) Cameras shall record operations of the business to an off-site location, as well as all potential areas of ingress or egress to the business with sufficient detail to identify facial features and clothing.
- (3) Recordings from security cameras shall be maintained for a minimum of 30 days in a secure off-site location in the Town of Moreau or through a service over a network that provides on-demand access, commonly referred to as a "cloud." The off-site location shall be included in the security plan submitted to the Town and provided to law enforcement upon request and updated within 72 hours of any change of such location.
- (4) Alarm system. The establishment shall install and use an alarm system that is monitored by a company that is staffed 24 hours a day, seven days a week. The security plan submitted to the Town shall identify the company monitoring the alarm, including contact information, and updated within 72 hours of any change of monitoring company.

C. Any person proposing to use premises as a cannabis cultivation or processing facility shall submit an odor management plan to the Building Department and with any site plan application. The odor management plan shall describe sufficient processes which, if implemented, will prevent odors from the cannabis establishment from being detected by a person outside of the establishment. The odor management plan shall adhere to the following conditions and be inclusive of a description of the following:

- (1) The ventilation system used by the cannabis establishment, including but not limited to, how the ventilation systems prevent odor from escaping the interior of the building and how to mitigate any fumes or gases.
- (2) The owner shall be responsible for the development, implementation, and maintenance of the odor management plan. Odor mitigation practices shall be based on industry-specific best control technologies and best management practices. The plan shall include the range of odor mitigation practices to be deployed to control odor-emitting activities, sources, and locations, how and when these practices will be deployed, and accounting for any identified odor-emitting activity.
- (3) The permittee, operator, or person in charge of a cannabis establishment shall maintain, and provide to the Building Department monthly, all records relating to odor management, including but not limited to, system installation, maintenance, any equipment malfunctions and deviations from the odor management plan.
- (4) The permittee, operator or person in charge of a cannabis facility shall maintain records of odor complaints received and response actions thereto.
- (5) If an inspection or complaint investigation by the Building Department reveals any deviation from the odor management plan, such deviation shall be a violation of this section.
- (6) If an inspection reveals that the existing odor management plan does not effectively mitigate odors emanating from the cannabis facility or cannabis facility's cultivation

site, the Building Department shall provide the operator or person in charge with a notice of deficiencies. The owner, operator or person in charge of the cannabis establishment shall be required to submit a modified odor management plan within 30 days. Failure to submit a modified odor management plan within the required time period shall be a violation of this section.

- (7) When a modification is made to a cannabis establishment or operation of the establishment that has the potential to impact the nature or degree of odor, or affects the control of odor, the cannabis facility operator must update its odor management plan within 30 days of modification. Failure to submit an updated odor management plan within 30 days of modification shall be a violation of this section.

§ 149.50-6. Farm Brewery. In addition to the manufacture of beer, a farm brewer is authorized to perform the following activities on the premises:

- A. Sale and distribution of beer.
- (1) Sell in bulk beer manufactured by the farm brewer to any person licensed to manufacture alcoholic beverages in this state;
 - (2) Sell or deliver beer manufactured by the farm brewer to persons outside the state pursuant to the laws of the place of such delivery;
 - (3) Sell beer manufactured by the farm brewer to wholesalers and retailers licensed in this state to sell beer, licensed farm distillers, licensed farm wineries, licensed farm cideries, and any other licensed farm brewery;
 - (4) Sell at the premises beer manufactured by the farm brewer, or any other licensed farm brewery, at retail for consumption on or off the premises; and
 - (5) Total sales of items not derived from on-site shall not be in excess of 49% annually subject to State Alcoholic Beverage Control Laws.
- B. Conduct tastings at the premises of beer manufactured by the farm brewer or any other licensed farm brewery.
- C. Manufacture, bottle, and sell food condiments and products such as mustards, sauces, hop seasonings, beer nuts, and other hops- and beer-related foods in addition to beer and hops soaps, hop pillows, hop wreaths and other such foods and crafts on and from the premises.
- D. Store and sell gift items in a tax-paid room upon the premises incidental to the sale of beer. These items shall be limited to the following categories:
- (1) Nonalcoholic beverages;
 - (2) Food items for the purpose of complementing beer tastings, which shall mean a diversified selection of food that is ordinarily consumed without the use of tableware and can be conveniently consumed while standing or walking;

- (3) Food items, which shall include locally produced farm products and any food or food product not specially prepared for immediate consumption upon the premises;
 - (4) Beer supplies and accessories, which shall include any items utilized for the storage, serving, or consumption of beer or for decorative purposes;
 - (5) Beer-making equipment and supplies; and
 - (6) Souvenir items, which shall include, but not be limited to, artwork, crafts, clothing, agricultural products, and any other articles which can be construed to propagate tourism within the region.
- E. Conduct tours of the premises.
- G. All mechanical equipment visible from the street or an adjacent residential use shall be screened using architectural features consistent with the principal structure.
- H. Access and loading bays are discouraged from facing toward any street.
- I. Access and loading bays facing any street or adjacent residential use shall have the doors closed at all times, except during the movement of raw materials, other supplies and finished products into and out of the building.
- J. Public Wastewater Conveyance. Where facilities are on public sewer systems, a sign-off from the Town Sewer Department and Town Engineer will be required ensuring adequate pretreatment of sewage is achieved in advance of entering the town sanitary sewer system.
- K. Private Wastewater Conveyance and Treatment. Where facilities are located that are not connected to public wastewater treatment, a sign-off will be required from the Town Engineer reviewing the project proposal to current standards to ensure efficient and safe operations of the wastewater treatment system and adequacy of design capacity.
- L. Solid and Other Wastes. All Dumpsters or garbage / refuse containers which are designed to contain wastes from brewery related uses shall be maintained with a lid or cover, suitably protected on all sides by opaque fencing or screening at least twelve (12) inches above the height of the dumpster or refuse container(s) to assure protection from open view and such areas shall be kept in a clean and neat condition, and the surrounding area shall be free of litter. Dumpster and refuse container maintenance shall require "leak free" containment, clean surfaces that are safe and free of liquid refuse.
 - (1) Enclosures shall primarily be located in the rear of the property. Consideration shall be given to side yards if the rear area of the property is unsuitable. Dumpsters or refuse containers of any type shall not be located in any front yard of any premises. This provision shall not be construed to limit regular curbside pickup service by a commercial refuse hauler.
 - (2) On any project, land use or development which involves the Planning Board for a site plan review, the Planning Board shall be authorized to consider and approve the design of enclosure, location, setbacks, location of gate openings (including

swing) dimensions, materials, height, landscaping and all things pertinent to compliance with the requirements of this provision.

§ 149-50.7. Forestry Uses.

A. Permits required.

- (1) It is hereby required that any timber harvesting and forestry activity shall require a Site Plan Approval from the Planning Board by anyone desiring to harvest timber for profit.
- (2) Such permit shall be applied for jointly by the property owner and the logger. If the owner of the property on which said timber is located is an active cooperator under in a State or Federal Forest Management Program, or if the property is currently receiving tax benefits under the provisions of § 480-a of the Real Property Tax Law, the Planning Board, in its discretion, may waive this Site Plan Review requirement provision. However, the Town shall enforce all other provisions of this Article pertaining to the application procedure.

B. Clearing of land solely for agricultural purposes by agricultural use in accordance with this Chapter shall be exempt from the timber harvesting and forestry regulations.

C. Standards for operation.

- (1) All commercial timber harvesting pursuant to this section shall comply with the following standards:
 - [a] No forest haul road or skid trail shall be constructed to exceed a slope of 25% for a distance of more than 200 feet. The applicant shall take appropriate measures to divert running water from the roads at intervals in order to minimize erosion.
 - [b] All timber harvesting should follow New York State Department of Environmental Conservation Forestry Best Management Practices Field Guide for Water Quality, as may be amended from time to time.
 - [c] All streams shall be crossed by temporary culverts or bridges and such crossings shall be made in a direction at a right angle to the flow of the stream unless a Department of Environmental Conservation permit requires more stringent measures, which more stringent measures shall be complied with by the logger and the landowner.
 - [d] There shall be no skidding in any stream channel, and all logging slash and debris shall be promptly removed from any stream channel.
 - [e] The Planning Board may require placement and maintenance of waterbars to protect streams at such points as landings or other areas of considerable disturbance.

- [f] Buffer strips shall be retained at least 50 feet wide along streams and at least 100 feet wide along public roads. Within such buffer strips, no trees of less than 12 inches' Diameter at Breast Height (DBH) shall be harvested unless the property is in the Cooperative Forest Management Program and the trees have been marked by a professional forester. No landings shall be located within buffer strips abutting streams. Landings located within buffer strips abutting roads shall be properly graded and waterbarred to prevent sediment from washing into the drainage ditches along the public road.
- [g] The entrance of haul roads onto Town roads shall be done in compliance with all applicable New York State, Town and County regulations, and at minimum meet the requirements of a construction entrance.
- [h] The applicant shall file with the Town a certificate of insurance, or like document evidencing a valid general liability insurance policy issued in the name of the applicant and under which the Town of Moreau is listed as an additional insured. The limits of such policy shall not be less than one (1) million dollars (\$1,000,000) unless for good cause shown by the applicant a lesser amount is authorized by the Planning Board. Such policy shall be submitted and kept on file at the Building Department.
- [i] Haul roads shall have waterbars or other water diversion structures as outlined by the New York State Department of Environmental Conservation Forestry Best Management Practices Field Guide for Water Quality, placed at the following intervals unless the Planning Board determines an alternate water diversion is desirable:

Road Grade (percent)		Spacing (feet)
2 to 5		300 to 500
6 to 10		200 to 300
11 to 15		100 to 200
16 and greater		100

- [j] Site Reclamation. Haul roads shall be smoothed, sloped, ditched and seeded with perennial grasses, as needed. Landings shall be smoothed, seeded and protected with waterbars, as needed. At stream crossings, temporary stream culverts and bridges shall be removed, and stream banks shall be restabilized. All reclamation efforts shall be subject to inspection by the Town to assure compliance with this provision.

D. Permit approval procedure.

- (1) No commercial timber harvesting shall be undertaken until granted Site Plan Review, as approved by the Planning Board, in accordance with procedures outlined in accordance with this section.
- (2) An application for a timber harvesting permit shall include:

- [a] An application fee and inspection fee in accordance with the adopted fee schedule.
 - [b] A description of the proposed harvesting activity including the proposed selection cutting. All trees to be harvested shall be marked via some specified criteria before the harvesting begins.
 - [c] The dates between which such harvesting activity will occur.
 - [d] Sufficient information to determine that the proposed harvesting activity will comply with the standards for harvesting set forth in this section.
 - [e] A map showing the specific areas to be harvested and the location of proposed forest haul roads, landings and stream crossings. The map shall be at a scale of 1:24,000 (such as a United States Geological Survey Topographic Map, a New York State Department of Transportation Planimetric Map or Town Tax Map) or any scale of a smaller ratio such that a larger map is produced.
 - [f] A bond or certified check as required herein at the discretion of the Planning Board.
- (3) Upon receipt of an application for a timber harvesting special use permit, the Planning Board shall, at its option, submit the application to the Department of Environmental Conservation and request a review of the application by a Department of Environmental Conservation forester or to a professional forester selected by the Planning Board for review. In a case where the timber is being harvested for the purpose of clearing the land for conversion to agricultural use, building purposes or for utility line rights-of-way, the Planning Board may, in its discretion, waive this review requirement.
- (4) Performance cash bond. As a part of the permit requirement procedure as defined herein, a performance cash bond or certified check or surety in a form acceptable to the Town Board for the purposes of restoration of the site and repair of any Town roads as a condition approved by the Planning Board shall be posted with the Town Clerk by the logger in the amount of \$30 per acre of land or a minimum of \$1,000 accordance with the adopted Town of Moreau fee schedule in order to assure compliance with the provisions of this Article. This may be waived by the Town Planning Board.

§149-50.8. Kennels.

- A. In order to promote the general welfare of the Town, kennels shall be allowed only by special use permit.
- B. A site plan shall be provided which displays the kennel building(s) and all other inhabited dwellings in the vicinity, information on buffers, number and type of animals and any other information deemed appropriate.
- C. The minimum lot size shall be two (2) acres.

D. Additional factors to be considered when reviewing an application for a kennel special use permit:

- (1) The closeness to adjacent properties.
- (2) The maximum number of animals to be maintained and frequency of use.
- (3) The effect on character of neighborhood.
- (4) Existing or proposed natural or man-made buffers.

§ 149-50.9. Junkyards.

Junkyards are regulated in accordance with Chapter 87 Junkyards of the Town of Moreau Town Code.

§ 149-50.10. Recycling centers.

A. In order to protect the clean, wholesome, safe and attractive environment of the community, the Town Planning Board shall take the following additional factors into consideration in granting or denying any approvals:

- (1) Type of road servicing the recycling center or from which the recycling center can be seen;
- (2) Natural or artificial barriers protecting the recycling center from view;
- (3) Proximity of the site to established residential or recreational areas or main access route thereto;
- (4) The nature and development of surrounding property;
- (5) Whether or not the proposed location will affect the public health and safety by reason of offensive or unhealthy noise, odors or smoke, or of other causes;
- (6) The proximity of floodplains, groundwater supplies, and public water supplies;
- (7) Local drainage patterns;
- (8) The availability of fire protection and the adequacy of the water supply for fire protection purposes;
- (9) The Comprehensive Plan for the Town;
- (10) Availability of other suitable sites for the recycling center;
- (11) The type of material to be stored or deposited in the recycling center.

B. Specific requirements. No recycling center storage area shall be located within:

- (1) One hundred feet of any adjoining property line;
- (2) Five hundred feet of the property line of any public park, church, educational facility, nursing home, public building or other place of public gathering;
- (3) One hundred feet of any stream, lake, pond, wetland or other body of water;
or
- (4) One hundred feet from the property line of any public highway.

C. There must be erected and maintained an eight-foot-high fence enclosing the entire recycling center and a locking gate, adequate to prohibit the entrance of children and others into the area of the activity or business, and to contain within such fence all recyclable appliances, furniture, mobile homes, vehicles and materials originating from such items. Fencing requirements may be waived where topography or other natural conditions effectively prohibit the entrance of children and others to the recycling center, provided screening is not necessary.

D. Where a recycling center is or would be visible from a public highway or from neighboring properties, the fence provided in Subsection C above shall be of wood or other materials sufficient to totally screen the recycling center from view of such roadways or neighboring properties. Such screening may be permitted by adequate planting of evergreen trees or shrubbery.

E. The Planning Board shall specify in the approvals which types of recyclable materials may be stored or deposited in the materials storage area. No items shall be stored in any recycling storage area other than those items specified in a site plan approved by the Planning Board pursuant to this chapter.

E. No materials shall be burned in a recycling center.

§ 149-50.11. Self-storage.

The following standards shall apply to all self-storage units:

A. Vegetative buffering and/or fencing shall be provided along any road frontage and adjacent properties where determined necessary by the Planning Board. Fencing adjacent to the street shall be a decorative type.

B. Lighting shall be downward facing and shielded and not trespass onto adjacent properties excepting any lighting designated for security as approved by the Planning Board.

C. Buildings shall be sited perpendicular to the road so that only the end unit faces the road.

D. The building shall be designed so that it is in harmony with the appearance of the surrounding neighborhood. A false facade or roof shall be used for end units facing the roadway.

E. The storage of flammable liquids, explosives, hazardous chemicals, radioactive wastes, pets or animals or illegal substances is prohibited.

F. Hours of access may be specified by the Planning Board in keeping with the character of the surrounding neighborhood.

§ 149-50.12. Sand and gravel processing, quarrying and cement manufacturing.

Sand and gravel processing, quarrying and cement manufacturing uses, which include the mining of sand and gravel, as defined in Chapter 113 shall be regulated in accordance with Chapter 113 of the Town of Moreau Town Code, and be required to receive a Special Permit from the Town of Moreau Town Board.

§ 149-50.13. Stables, commercial; riding arenas.

A. The minimum lot area shall be five (5) acres.

B. Manure storage area be not be located within 100 feet of any stream or other water body or well providing a source of potable water, nor within 200 feet of the nearest neighboring residence, unless otherwise regulated elsewhere.

§ 149-50.14. Wind energy conversion system (WECS).

A. Any application for the construction of a WECS shall include, but not be limited to, the following information:

- (1) The location of the tower on the site and the tower height, including blades.
- (2) The location of underground utility lines within a radius equal to the proposed tower height, including blades.
- (3) A dimensional representation of the various structural components of the tower construction, including the base and footings.
- (4) Design data indicating the basis of design, including manufacturer's dimensional drawings, installation and operation instructions.
- (5) A certification by a registered professional engineer or manufacturer's certification that the tower design is sufficient to withstand wind-load requirements for structures as established by the New York State Uniform Fire Prevention and Building Code.

B. In addition, the following standards shall apply:

- (1) No WECS shall be erected in any location where its overall height, including blades, is greater than the distance from its base to any property line.
- (2) Access to the tower shall be limited either by means of a fence eight (8) feet high around the tower base with a locking portal or by limiting tower climbing apparatus to no lower than 12 feet from the ground. Front yard standards for fencing as outlined in Chapter 70 shall not be applicable, however the Planning Board may require screening or a specific type of fencing to better complement adjacent land uses.
- (3) No WECS shall be installed in any location along the major axis of an existing microwave communications link, where the operation of the WECS is likely to produce an unacceptable level of electromagnetic interference, unless the applicant provides sufficient evidence satisfactory to the Code Enforcement Officer indicating the degree of expected interference and the possible effect on the microwave communications link.
- (4) WECS shall be located or installed in compliance with the guidelines of the Federal aviation regulations with regard to airport approach zones and clearance around VOR and DVOR stations.
- (5) No WECSs shall produce noise in excess of the limits established by the Noise Chapter of the Code of the Town.
- (6) All sites proposed for WECS shall have sufficient access to unimpeded air flow for adequate operation in accordance to the Siting Handbook for Small Wind Energy Conversion Systems, PNL-2521, or other nationally recognized reference.
- (7) Contiguous property owners may construct a WECS for their common use. If property held by more than one (1) single owner is used to meet the setback requirements, a site plan establishing easements or reserved areas must be submitted to the Planning Board for approval.
- (8) No WECS shall be installed in a location where the impact on the neighborhood character is determined by the Planning Board to be detrimental to the general neighborhood character.
- (9) If the WECS is to be interconnected to an electric utility distribution system, the applicant shall provide evidence of approval of the proposed interconnect by the utility company.
- (10) Towers shall be located in rear yards and screened as determined appropriate by the Planning Board.

- (11) Guy wires and anchors for towers shall not be located closer than ten (10) feet to any property line.
- (12) All WECS shall be designed with an automatic brake to prevent over speeding and excessive pressure on the tower structure.
- (13) The minimum distance between the ground and any protruding blades shall not be less than 15 feet, as measured at the lowest point of the arc of the blades.

C. Approval procedure. No WECS or wind generator shall be constructed until approved by the Planning Board, in accordance with procedures outlined in Article VI herein.

§ 149-50.15. Warehouse.

Any building used as a warehouse in the M-1 Zoning District shall not exceed 45,000 square feet in area. One warehouse shall be permitted per lot.

§ 149-50.16. Industrial Operations and Production.

A. No person shall be permitted to utilize waste in production of any goods or products to be produced in the Town of Moreau.

B. Exceptions. The following uses shall not be subject to this requirement:

- (1) Approved Landfills
- (2) Publicly owned treatment works;
- (3) Anaerobic digesters;
- (4) Systems used exclusively for combustion of fuels in association with home maintenance or transportation purposes;
- (5) Reuse or repurpose of products which do not affect air quality
- (6) Personal composting and gardening on residential or agricultural premises

Section 7. Repeal of Schedule of Regulations for Light Manufacturing and Commercial Districts (M-1) of the Moreau Town Code and adoption of new Schedule of Regulations for Light Manufacturing and Commercial Districts (M-1). The Schedule of Regulations for Light Manufacturing and Commercial Districts (M-1) of the Moreau Town Code is repealed and a new Schedule of Regulations for Light Manufacturing and Commercial Districts (M-1) is adopted to read as follows:

149 Attachment 12
Schedule of Regulations - Light Manufacturing and Commercial District (M-1)

Permitted Principal Uses ¹	Permitted Accessory Uses ²	Uses Permitted by Special Permit by Planning Board	Minimum Lot Area (Feet)	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Maximum Lot Coverage (% of Area)	Minimum Floor Area (Feet)	Maximum Structure Height (Feet)	Minimum Setbacks ³		
									Front	Side	Rear
Manufacturing, Light	Accessory building or use customarily incidental to the principal use including wholesale and retail sales in association with the principal use; Public Utility, as defined; Signs		65,340	200	200	60%	None	38	30	25	30
Tool and Die, Instrument Manufacture			65,340								
Junkyards, Tow Yards, Salvaging			80,000								
Vehicle service, detail, finishing			65,340								
Heavy Equipment Sales, rental, service			80,000								
Warehousing			80,000								
Public utility - Power Generation			80,000								
Supply and Material Yards			65,340								
Farm Brewery			43,560								
Self-Storage			65,340								
Laboratory			80,000								
Professional Offices/ Office			65,340								
Educational Facility/ School			43,460								
Government Facilities			21,730								
Social Organizations			43,460								
Park and Recreation Facilities			80,000								
Enclosed Multiuse Facilities, as defined			25 Acres						50	50	50
Commercial Forestry			43,560						10	10	10
Agricultural packaging, processing, storage			80,000						50	50	50
As indicated in R-2											
Same as R-2: Plus: Single-Family Residential Outdoor Storage Recycling Center Restaurants/ Bars Convenience Stores Flex Space, as defined Facilities Subject to Air Facility Permit or Registration			22,500 w/ Water or 32,500						40	15	30
			1-Acre						40	20	40
			1-Acre						40	20	40
			63,450						30	30	30
			63,450						30	30	30
			1-Acre						40	20	40
			5 Acres						100	50	100

¹ All uses in the M-1 require site plan review.

² Accessory structures exceeding 144 sq/ft shall be subject to the setback lines of the principal use, except for single family homes in accordance with §149-5
³ 100' setback shall be required from any residential district or use.

149 Attachment 12
Schedule of Regulations - Light Manufacturing and Commercial District (M-1)

ⁱ All uses in the M-1 require site plan review.

ⁱⁱ Accessory structures exceeding 144 sq/ft shall be subject to the setback lines of the principal use, except for single family homes in accordance with §149-5

ⁱⁱⁱ 100' setback shall be required from any residential district or use.

ⁱ All uses in the M-1 require site plan review.

ⁱⁱ Accessory structures exceeding 144 sq/ft shall be subject to the setback lines of the principal use, except for single family homes in accordance with §149-5

ⁱⁱⁱ 100' setback shall be required from any residential district or use.

Section 8. Repeal of Schedule of Regulations for Light Manufacturing Districts (M-1A) of the Moreau Town Code and adoption of new Schedule of Regulations for Light Manufacturing Districts (M-1A). The Schedule of Regulations for Light Manufacturing Districts (M-1A) of the Moreau Town Code is repealed and a new Schedule of Regulations for Light Manufacturing Districts (M-1A) is adopted to read as follows:

Schedule of Regulations - Light Manufacturing A District (M-1A)

Permitted Principal Uses ⁱ	Permitted Accessory Uses ⁱⁱ	Uses Permitted by Special Permit by Planning Board	Minimum Lot Area (Feet)	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Maximum Lot Coverage (% of Area)	Minimum Floor Area (Feet)	Maximum Structure Height (Feet)	Minimum Setbacks ⁱⁱⁱ		
									Front	Side	Rear
Manufacturing, Light	Accessory building or use customarily incidental to the principal use including wholesale and retail sales in association with the principal use; Public Utility, as defined; Signs		65,340	200	200	60%	None	38	30	25	30
Tool and Die, Instrument			65,340								
Manufacture											
Vehicle service, detail, finishing			65,340								
Warehousing			80,000								
Public utility - Power Generation			80,000								
Supply and Material Yards			65,340								
Park and Recreation Facilities	Same as R-2; Plus: Single-Family Residential Adult Entertainment Permitted Cannabis Uses		80,000								
Water-Dependent Uses			21,730								
						As indicated in R-2					
			22,500 w/ Water or 32,500						40	15	30
			80,000						50	50	50
			5-Acres						100	100	100

ⁱ All uses in the M-1A require site plan review.ⁱⁱ Accessory structures exceeding 144 sq/ft shall be subject to the setback lines of the principal use, except for single family homes in accordance with §149-5ⁱⁱⁱ 100' setback shall be required from any residential district or use.

Section 9. Repeal of Schedules of Regulations for Manufacturing Districts (M-2) of the Moreau Town Code and adoption of new Schedule of Regulations for Manufacturing Districts (M-2). The Schedule of Regulations for Manufacturing Districts (M-2) of the Moreau Town Code is repealed and a new Schedule of Regulations for Manufacturing Districts (M-2) is adopted to read as follows:

149 Attachment 12
Schedule of Regulations - Manufacturing District (M-2)

Permitted Principal Uses ⁱ	Permitted Accessory Uses ⁱⁱ	Uses Permitted by Special Permit by Planning Board	Minimum Lot Area (Feet)	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Maximum Lot Coverage (% of Area)	Minimum Floor Area (Feet)	Maximum Structure Height (Feet)	Minimum Setbacks ⁱⁱⁱ		
									Front	Side	Rear
Manufacturing, assembly, or other industrial operation	Accessory building or use		80,000	200	200	60%	None	38	30	25	30
Tool and Die, Instrument Manufacture	customarily incidental to the principal use		63,540								
Agricultural packaging, processing, storage	use including wholesale and retail sales in association with the principal use;		80,000								
Heavy Equipment Sales, rental, service	Public Utility, as defined;		80,000								
Warehousing	Signs		80,000								
Public utility - Power Generation			80,000								
Supply and Material Yards			65,340								
Farm Brewery			43,560								
Self-Storage			63,540								
Laboratory			80,000								
Professional Offices/ Office Recreation Facilities			65,340								
Distribution Center			43,560								
			160,000								
		Same as R-2:							As indicated in R-2		
		Plus: Single-Family Residential	22,500 w/ Water or 32,500						40	15	30
		Commercial Agricultural Uses	5-Acres						40	20	40
		Commercial Kennels, Grooming, Boarding	5-Acres						40	20	40

ⁱ All uses in the M-2 require site plan review.

ⁱⁱ Accessory structures exceeding 144 sq/ft shall be subject to the setback lines of the principal use, except for single family homes in accordance with §149-5

ⁱⁱⁱ 100' setback shall be required from any residential district or use.

Section 10. Severability. The invalidity of any section, clause, sentence, paragraph or provision of this Local Law shall not invalidate any other clause, sentence, paragraph or provision thereof.

Section 11. Effective date. This Local Law shall take effect immediately upon filing by the Office of the New York Secretary of State.

**TOWN OF MOREAU
LOCAL LAW 10 OF 2025
AMENDING SECTION 74-9 OF THE MOREAU TOWN CODE
RELATING TO UNSAFE BUILDINGS AND STRUCTURES**

BE IT ENACTED by the Town Board of the Town of Moreau, Saratoga County, New York as follows:

Section 1. Purpose. The purpose of this Local Law is to provide for the health, safety, protection and general welfare of persons and property in the Town by updating provisions of the Town Code relating to the identification of unsafe buildings and structures and requiring their repair or demolition and removal.

Section 2. Authority. This Local Law is adopted pursuant to Section 10 of the Municipal Home Rule Law and Section 130 of the Town Law.

Section 3. Repeal of existing Section 74-9 and adoption of a new Section 74-9. Section 74-9 of the Moreau Town Code is repealed and new Section 74-9 is adopted to read as follows:

Section 74-9. Unsafe buildings and structures.

A. Investigation and Report. Whenever the Building, Planning & Development Coordinator, the Code Enforcement Officer or any other Town Official appointed by the Town Board for this purpose (alternatively referred to in this section as "Code Official"), has reason to believe that a building or structure exhibits any one or more of the following characteristics, the Code Official shall cause an investigation to be made and shall file with the Town Clerk a written report on the need for repair or demolition and removal of the building or structure:

- (1) walls or other vertical structural members list, lean or buckle;
- (2) damage or deterioration to supporting components, or significant damage or deterioration of the non-supporting enclosing or outside walls or covering;
- (3) improperly distributed loads upon the floors or roofs, or floors or roofs that are overloaded or which have insufficient strength to be reasonably safe for the purpose used;
- (4) substantial damage by fire, water or natural elements, or dilapidated or decayed conditions, or unsanitary conditions, or conditions otherwise unfit for human habitation or use;
- (5) inadequate light or air, or inadequate sanitation facilities, or otherwise unsanitary or unfit for human habitation or use;

(6) inadequate facilities for egress in case of fire or other emergency, including insufficient exits, stairways, elevators, fire escapes or other means of escape;

(7) materials so attached that they appear likely to fall and injure inhabitants or members of the public or other property;

(8) debris, rubble or parts of buildings left on the ground after demolition, reconstruction, fire or other casualty;

(9) any other characteristics that the Code Official believes makes the building or structure unsafe and an imminent danger to inhabitants or public health and safety.

B. Notice to Property Owner. Upon filing of the written report with the Town Clerk, the Code Official shall serve upon the property owner a notice containing:

(1) A description of the building or structure;

(2) An explanation of why the building or structure is unsafe;

(3) An order outlining the manner in which the building or structure is to be repaired or demolished and removed;

(4) A statement that the repair or demolition and removal of such building or structure shall commence within 30 days of the service of notice and shall be completed within 60 days thereafter unless, for good cause shown, such time shall be extended;

(5) A date, time and place for a hearing before the Town Board in relation to such unsafe building or structure, which hearing shall be scheduled not less than five business days from the date of service of the notice;

(6) A statement that in the event of neglect or refusal to comply with the order to repair or demolish and remove the building or structure, the Town Board is authorized to provide for its demolition and removal, and to assess against the real property on which it is located all expenses thereof, including engineering and attorney fees.

C. Service of Notice. The Notice to Property Owner shall be served upon the owner personally, or by registered or certified mail return receipt requested. If the Notice to Property Owner is served by mail, it shall be mailed to the address or addresses on file with the Assessor, and a copy of the Notice shall be posted near the entrance of the building or structure.

D. Filing of Notice. The Notice to Property Owner shall be filed with the County Clerk in the same manner as a Notice of Pendency, and filed with the Town Clerk.

E. Hearing and determination by Town Board. The Town Board shall conduct a hearing at the place and time specified in the Notice to Property Owner and shall consider the

relevant information provided by the Code Official and the Property Owner. The Town Board shall make a determination it believes adequately protects the inhabitants of the building or structure and the public health and safety. The Town Board may confirm the order of the Code Official, modify the order of the Code Official, vacate the order of the Code Official, or issue a new order.

(1) If the Town Board determines that the building or structure is unsafe but can be repaired to render it safe, the Town Board may order it to be repaired.

(2) If the Town Board determines that the building or structure is unsafe and in such condition as to make it unfit for human habitation, the Town Board may order it to be vacated.

(3) If the Town Board determines that the building or structure is unsafe and that 50% of the building is damaged or decayed or deteriorated from its original value or structure, the Town Board may order it to be demolished and removed.

(4) If the Town Board determines that the building or structure is unsafe and that it cannot be reasonably repaired to be made safe, the Town Board may order it to be demolished and removed.

(5) The Town Board shall set deadlines for the repair or the demolition and removal.

(F) Order of Town Board. The determination of the Town Board shall be by written order filed with the Town Clerk, who shall serve a copy on the Property Owner in the same manner as a Notice to Property Owner is to be served.

(G) Failure to comply. If the order of the Town Board states that failure of the Property Owner to comply with the order within the time periods specified in the order will result in the Town causing the building or structure to be demolished and removed, and if the Property Owner fails to comply with the order, then the Code Official shall cause such building or structure to be secured, demolished and removed.

(H) Emergencies. Where it reasonably appears that there is a clear and imminent danger to the life, safety or health of any person or property unless an unsafe building is immediately secured and repaired or demolished and removed, the Town Board may by Resolution authorize the Code Official to immediately cause the unsafe building to be secured or demolished and removed. In such event, the Property Owner shall be entitled to hearing before the Town Board after the property is secured or demolished and removed.

(I) Assessment of costs. All costs and expenses of the investigation and report, hearing, and of securing, demolition and removal of the building, including engineering and attorney fees, shall be assessed upon the real property on which the building or structure is located.

(J) Remedy not exclusive. No order or act by the Town to secure, demolish and remove a building or structure under this section shall be the exclusive remedy or penalty available to address any violation of this Chapter, any other chapter of the Town Code, or any provision of State Law or regulations, including the Uniform Fire Prevention and Building Code, and the remedy or penalty under this section shall be in addition to and not in substitution for or limitation of the other remedies or penalties available under any other section of this Chapter, any other chapter of the Town Code, or any provision of State Law or regulations, including Executive Law section 382.

Section 4. Amendment of Section 74-3. Section 74-3 of the Moreau Town Code is amended by adding a new subdivision F to read as follows:

- F. The Building, Planning and Development Coordinator appointed by the Town Board shall supervise the Office of the Code Enforcement Officer and may exercise all the powers and duties to administer and enforce this Chapter and related provisions in the Moreau Town Code. The Building, Planning and Development Coordinator appointed by the Town Board shall also administer and enforce Chapters 124 and 149, and fulfill the responsibilities of the various titles of Zoning Administrator, Zoning Enforcement Officer, Zoning Inspector, and similar titles referenced in the Moreau Town Code.

Section 5. Severability. The invalidity of any clause, sentence, paragraph or provision of this Local Law shall not invalidate any other clause, sentence, paragraph or part thereof.

Section 6. Effective Date. This Local Law shall take effect immediately upon filing by the Office of the New York Secretary of State.

A regular meeting of the Town Board of the Town of Moreau was held at 6:00 p.m. on July 15, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

The meeting was held in person and called to order by the Supervisor at 6:01 p.m. with a roll call and the Pledge of Allegiance.

PRESENT:	Patrick Killian	Councilmember
	Mark Stewart	Councilmember
	Jesse A. Fish, Jr.	Supervisor
ABSENT:	John Donohue, Jr.	Councilmember
	Kyle Noonan	Councilmember
ALSO PRESENT:	Dianne Lewis	Deputy Town Clerk
	Elizabeth Bennett	Supervisor's Confidential Secretary
	Jeremy Brogan	Recreation Director

OTHERS PRESENT: N/A

Resolution 287-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Killian to approve the hiring of James Dillon, Jacob Trzaskos, and Talan Fitzgerald as part time seasonal recreation laborers, at a rate of \$15.50 per hour, effective immediately, pending successful completion of a background check and pre-employment physical examination.

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

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

The motion carried 3:0.

Councilmember Killian questioned how many applications we had. Recreation Director Brogan stated that these were the last three applications that he had received and people that he had interviewed. Recreation Director Brogan asked if he was missing anything. Councilmember Killian stated that there were a couple of other people that had asked him about positions, but they had not applied. Recreation Director Brogan stated that he could follow up with the Town Clerk's office to make sure that nothing had been missed.

Resolution 288-2025 A motion was made by Councilmember Killian, seconded by Councilmember Stewart to authorize the prepayment of the voucher to Civic Plus, for the Town's new website, in the amount of \$40,483.75, to be paid out of account A1620.4.

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

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

The motion carried 3:0.

A regular meeting of the Town Board of the Town of Moreau was held at 6:00 p.m. on July 15, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

ADJOURNMENT

Resolution 289-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Killian to adjourn the meeting.

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

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

The motion carried 3:0. The meeting was adjourned at 6:04 p.m.

Respectfully submitted,
Dianne Lewis
Dianne Lewis, Deputy
Town Clerk

A month-end audit meeting of the Town Board of the Town of Moreau was held at 6:45 p.m. on July 22, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

The meeting was held in person and called to order by the Supervisor at 6:47 p.m. with a roll call.

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

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

OTHERS PRESENT: Alex Portal (Post-Star)

Resolution 290-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to pay Turf Management \$1,062.50.

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

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

The motion carried 4:0.

Supervisor Fish said emergency repairs had been needed on a Town bypass pump at the Bluebird Road pump station, and while the pump was being repaired, a rental pump was needed.

Resolution 291-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to pay Watering Solutions for an emergency bypass pump rental in the amount of \$2,728.56.

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

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

The motion carried 4:0.

Resolution 292-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to pay TKC \$26,784.31 for fuel at NYS contract pricing, with no additional fees.

Discussion: Councilmember Noonan asked if there was a voucher for this expense. Supervisor Fish said there was. Councilmember Noonan said he would not sign it. When questioned, he said the actions taken to that point

A month-end audit meeting of the Town Board of the Town of Moreau was held at 6:45 p.m. on July 22, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

he did not feel had been transparent. There was discussion about whether they should pass a resolution if there were not three signatures on the voucher, and whether the Supervisor could sign as a member of the Board. After consulting with Attorney Bruening, it was determined that Supervisor Fish can sign as the third Board member.

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

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

The motion carried 3:0.

FUND TRANSFERS

Resolution 293-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to transfer \$456.56 from account A1620.401 (General Buildings – Town Hall Complex) to A7990.4 (General Community Garden) for payment of expenses related to the Community Garden.

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

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

The motion carried 4:0.

Resolution 294-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to transfer \$431.98 from account A9060.8 (General – Health Insurance) to A9045.8 (General – Health Insurance Buy-Out) for employees who chose insurance buy-out instead of insurance.

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

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

The motion carried 4:0.

INCREASED APPROPRIATIONS

Resolution 295-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to increase appropriations by \$145,000 to account DB5112.431.2 (Highway – Selfridge Road Culvert) for engineering fees related to the replacement of a culvert.

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

A month-end audit meeting of the Town Board of the Town of Moreau was held at 6:45 p.m. on July 22, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

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

The motion carried 4:0.

Resolution 296-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to increase appropriations by \$40,500 to account A1620.4 (General – Town Buildings) to increase appropriations to the Town website from funds received in 2024.

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

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

The motion carried 4:0.

Resolution 297-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to increase appropriations by \$5,000 to account HT7180.2 (Townwide Recreation – Administration - Equipment) for Board-approved playground equipment.

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

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

The motion carried 4:0.

WARRANT APPROVAL

Resolution 298-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to pay the warrant as audited.

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

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

The motion carried 4:0.

ADJOURNMENT

A month-end audit meeting of the Town Board of the Town of Moreau was held at 6:45 p.m. on July 22, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

Resolution 299-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Stewart to adjourn the meeting.

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

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

The motion carried 4:0. The meeting was adjourned at 6:59 p.m.

Respectfully submitted,
Erin Trombley
Erin Trombley
Town Clerk

A regular meeting of the Town Board of the Town of Moreau was held at 6:00 p.m. on July 15, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

The meeting was held in person and called to order by the Supervisor at 7:03 p.m. with an attendance roll call and the Pledge of Allegiance.

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

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

OTHERS PRESENT: Jeremy Bunblasky (Seaboard Solar), Steve Wilson (Boler), G. Robert Baker, Maureen Dennis (Schermerhorn Residential Holdings), Chris Scarincio. Alex Portal (Post-Star)

FUTURE MEETINGS/UPCOMING EVENTS

Supervisor Fish stated that the Saratoga County Fair had begun July 22.

PUBLIC COMMENTS

No comments were made

APPROVAL OF MINUTES

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

“Be it resolved that the Town Board accepts and approves the minutes for the regular Town Board meeting on June 24, 2025 as submitted.”

Resolution 300-2025 A motion was made by Councilmember Noonan, seconded by Councilmember Donohue to accept the resolution as read.

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

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

The motion carried 4:0.

The Town Clerk read the following resolution:

“Be it resolved that the Town Board accepts and approves the minutes for the regular Town Board meeting on July 8, 2025 as submitted.”

A regular meeting of the Town Board of the Town of Moreau was held at 6:00 p.m. on July 15, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

Resolution 301-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Noonan to accept the resolution as read.

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

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

The motion carried 4:0.

OLD BUSINESS

Copier Contract

Supervisor Fish said that the copier pricing had been resubmitted by all the interested parties, and that Electronic Office Products offered the lowest price overall.

Resolution 302-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to authorize the Supervisor to sign a 60-month agreement with Electronic Office Products for the lease of two new color copiers for an amount not to exceed \$225 per month and a third new copier at no monthly lease cost, with a cost per copy as defined in the proposal.

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

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

The motion carried 4:0.

Olmstead Cemetery

Discussion: The Supervisor said a tree had fallen in the Olmstead burial plot, which belongs to the Town, but the tree fell onto surrounding private property. Councilmember Noonan asked who is responsible for a fallen tree normally? Councilmember Stewart asked if they should obtain quotes for the tree's removal, and whether the Highway Department could remove it. Superintendent Abrams asked where the tree was and how the property was being maintained by the Town. The Recreation Department mows the parcel twice annually, Councilmember Stewart said. Superintendent Abrams said he would look at it.

PROPOSED LOCAL LAW NO. 9 OF 2025

Supervisor Fish said he wanted to set a public hearing for proposed Local Law No. 9 of 2025 related to Zoning. Councilmember Stewart said the hearing could be set, but the 36-page document had been received earlier that day. Councilmember Noonan asked if there was anything significantly different in the latest version. BPD Coordinator Westfall said there was not, but that a multi-family residential provision had been removed. He said the SUP was for 1-family structures remained.

A regular meeting of the Town Board of the Town of Moreau was held at 6:00 p.m. on July 15, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

Resolution 303-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to set a public hearing for proposed Local Law No. 9 of 2025 for 7:01 PM on Tuesday, August 12, 2025.

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

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

The motion carried 4:0.

PROPOSED LOCAL LAW NO. 10 OF 2025

Supervisor Fish said proposed Local Law No. 10 of 2025 pertains to unsafe structures, which the Town has had issues with in the past. Councilmember Stewart asked Attorney Breuning if this much power is normally given to a Town Board, and if it could open them up to litigation. Counsel said this is why some Towns do not exercise this authority. He said if a structure is deemed unsafe, any remaining value in the demolished property could be litigated if there is disagreement about the lack of value. Councilmember Stewart said this would be the Town presenting the case and ruling on it themselves, and pointed out that a judge cannot be sued but Town Councilmembers can.

Resolution 304-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to set a public hearing for proposed Local Law No. 10 of 2025 for 7:02 PM on Tuesday August 12, 2025.

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

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

The motion carried 4:0.

BUILDING, PLANNING AND DEVELOPMENT OFFICE

Seaboard Solar

Jeremy Bunblasky from Seaboard Solar presented to the Town Board. He said Seaboard Solar was a small solar farm developer founded in 2007. He said they had a 30-acre agreement to lease land on Butler Road. Part of the remainder of the property is a Christmas tree farm, he said, and that the project was compliant with the Town solar law. He said the proposal features 100' setbacks, uses only 60% of the site, and has no visibility from three nearby roads. He said they would enroll in the NYSUN program by NYSERDA, and power sold to local residents would be discounted through a program called Solar for All. He said there are no wetlands on the property, and has mature vegetation on the perimeter to hide the array from residences, and the nearest house is 300' away. The installation features sun tracking, he said, and the panel height at their tallest position would be a maximum of 15 feet. The lifespan of the project is expected to be 25 years, at the conclusion of which, he said the components will be recycled whenever possible, and concrete removed and disposed of, returning the site to condition appropriate for zoned uses. Maintenance will be completed seasonally, he said.

A regular meeting of the Town Board of the Town of Moreau was held at 6:00 p.m. on July 15, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

Steve Wilson with Boler, the project engineer firm, said the network will tie into the existing utility pole. The project, he said would be behind forested property, set back from Potter Road about 800 feet. He continued, saying the 20-foot access road will be gravel with an 8-foot-high wildlife fence, which has a gap at the bottom which is safer for animals. The area will be seeded with a pollinator mix when the property is restored, he said. A small section needs re-grading to be reduced to 8 degrees of slope, he said. Mr. Bunblasky said they had met with a number of neighbors, and they presented 15 letters of support.

Councilmember Stewart said he had no questions but that he supported the project, believed they had considered the entire code, and confirmed there would be no visibility based on his experience on the site. Councilmember Donohue said he was a long-time advocate of solar, and his biggest concern was for not disturbing nature. He said he also supports the project.

The Town Clerk read the following resolution:

“Whereas, Seaboard Solar submitted to the Town, a complete application for a solar project, known as Potter Road Solar, LLC, to be sited at 35 Potter Road; and

Whereas, the Town Board heard a presentation on the application at the July 22, 2025 Town Board meeting; and

Whereas, the applicant has completed a full EAF for SEQR, the Building, Planning and Development Office generally agrees with the statements within the EAF, and the project would be a Type I action.

Therefore, be it resolved, that the Town Board declares lead agency for the proposed Potter Road Solar, LLC Solar Project, pursuant to SEQRA and directs the Building, Planning and Development Office to begin coordinated review; and

Be it further resolved that this application shall be forwarded to the Planning Board for a favorable or unfavorable report, and requires the applicant to establish an escrow in the amount of \$3,000 for general plan and stormwater reviews.”

Resolution 305-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the resolution as read.

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

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

The motion carried 4:0.

Town Applications for Grants

Supervisor Fish said BPD Coordinator Westfall had been working on a number of grants. He offered Mr. Westfall to introduce the topics of the various grants. Mr. Westfall said one was for an access road to the recreation park, one was for a waterfront revitalization plan. The third was for a Federal grant funded through State Parks to continue the Nolan Road trail, he said, and third grant is for a vacuum truck through the NYSDEC for stormwater use. Then Mr. Westfall described a smart growth grant to help pay for zoning updates, and finally

A regular meeting of the Town Board of the Town of Moreau was held at 6:00 p.m. on July 15, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

he was looking for confirmation of the 2019 comprehensive plan, which he said would be submitted with some of the grant applications.

Councilmember Stewart asked if the Town had the matching funds several of the applications require. XXX

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

“WHEREAS, The Town of Moreau, along with seven other local communities caused the creation of the 2008 Hudson River and Champlain Feeder Canal Regional Waterfront Plan, a Local Waterfront Revitalization Plan (LWRP) Planning Document; and

WHEREAS, said Plan identified many improvements that aimed to revitalize the local waterfront, including in the Town of Moreau; and

WHEREAS, one improvement identified in Moreau proposed the development of the 2015 Moreau Riverfront Park Master Plan document; and

WHEREAS, the said Master Plan was adopted in 2015, but never implemented, and in 2025 the Town sought revised cost estimates for its implementation; and

WHEREAS, the Town Board, seeing value in both the 2008 Champlain Feeder Canal Regional Waterfront Plan, and the 2015 Moreau Riverfront Park Master Plan document, reaffirm their validity;

NOW THEREFORE, BE IT RESOLVED that the Town of Moreau Town Board authorizes the Supervisor to sign the application, and further authorizes the submittal of an application to NYSDOS under the LWRP program for the implementation of the Hudson Riverfront Park Master Plan document through a state grant to require a 25% match; and

LET IT FURTHER be RESOLVED, that the Town Supervisor will be authorized to accept any grant funds associated with the application and enter into, and execute a contract with the State upon any award, as well as long-term protection documents and other certifications, as required.”

Resolution 306-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the resolution as read.

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

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

The motion carried 4:0.

The Town Clerk read:

“WHEREAS, The Town of Moreau Town Board has identified the importance related to the development and maintenance of recreational trails and trail-related facilities for both non-motorized and motorized recreational trail uses; and

WHEREAS, The Town Board caused and approved the Moreau Townwide Trails Concept Plan of 2021 (Plan), identifying existing and proposed trails throughout the Town, and their connection to other communities and sites of interest; and

A regular meeting of the Town Board of the Town of Moreau was held at 6:00 p.m. on July 15, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

WHEREAS, said Plan identified the Nolan Road Riverside Trail (former Big Bend Trail), and broke that trail into developable phases; and

WHEREAS, the Town Board, understanding the importance of that trail, has invested heavily in the completion of Phase I, which was completed in Summer 2024; and

WHEREAS, the Town of Moreau Town Board seeks to further develop the trail, in accordance with the elements identified as Phase II in the Moreau Townwide Trails Concept Plan, and as the concept as identified in the 2019 Comprehensive Plan, which the Board hereby reaffirms as valid;

WHEREAS, the Town of Moreau Town Board is seeking funding from the Recreational Trails Program (RTP), an assistance program of the U.S. Department of Transportation's Federal Highway Administration (FHWA), and administered through the Office of Parks, Recreation and Historic Preservation (OPRHP) to complete identified elements of Phase II; and

NOW THEREFORE, be it RESOLVED, that the Town of Moreau Town Board authorizes the Supervisor to sign the application, and further authorizes the submittal of an application to NYSDOS under this program; and

LET IT FURTHER be RESOLVED, that the Town Supervisor will be authorized to accept any grant funds associated with the application and enter into, and execute a contract with the State upon any award, as well as long-term protection documents and other certifications, as required."

Resolution 307-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Stewart to accept the resolution as read.

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

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

The motion carried 4:0.

The Town Clerk read:

"WHEREAS, The Town of Moreau, an MS4 Community in the Glens Falls urbanized area, has created and MS4 program, in accordance with NYSDEC and EPA regulations, and

WHEREAS, one major element of said MS4 program is to ensure the continual maintenance of Town stormwater infrastructure; and

WHEREAS, NYSDEC, provides funding for Water Quality Improvements (WQIP) in the 2025 Round of CFA funding for the purchase of a vacuum truck,

NOW THEREFORE, BE IT RESOLOVED, that the Town of Moreau Town Board authorizes the Supervisor to sign the application, and further authorizes the submittal of an application to NYSDEC under the WQIP program for the purchase of a vacuum truck through a state grant to require a 25% match; and

A regular meeting of the Town Board of the Town of Moreau was held at 6:00 p.m. on July 15, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

LET IT FURTHER be RESOLVED, that the Town Supervisor will be authorized to accept any grant funds associated with the application and enter into, and execute a contract with the State upon any award, as well as long-term protection documents and other certifications, as required.”

Resolution 308-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the resolution as read.

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

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

The motion carried 4:0.

The Town Clerk read:

“WHEREAS, the Town of Moreau Town Board seeks to apply to the New York State Department of State (DOS) EPF Smart Growth Community Planning Program as part of 2025 Consolidated Funding Application (CFA); and

WHEREAS, said program is available for communities to update Comprehensive Plans, Subdivisions Regulations, and to perform Zoning Updates; and

WHEREAS, said grant monies from DOS fund 90% of all work performed in association with above mentioned land use and planning updates; and

WHEREAS, the Town, in pursuing this funding, seeks to further the development of zoning updates town-wide, in accordance with the 2019 Comprehensive Plan, 2014 Transportation Study, 2008 LWRP Plan, and 2014 Farmland Protection Plan, all plans which the Town Board reaffirms as valid; and as applicable and appropriate;

NOW THEREFORE, BE IT RESOLVED, that the Town of Moreau Town Board authorizes the Supervisor to sign the application, and further authorizes the submittal of an application to NYSDOS under this program and, if awarded authorizes a 10% match for this reimbursable grant; and

LET IT FURTHER be RESOLVED, that the Town Supervisor will be authorized to accept any grant funds associated with the application and enter into, and execute a contract with the State upon any award, as well as long-term protection documents and other certifications, as required.”

Resolution 308-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the resolution as read.

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

A regular meeting of the Town Board of the Town of Moreau was held at 6:00 p.m. on July 15, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

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

The motion carried 4:0.

2019 Comprehensive Plan

The Town Clerk read the following:

“WHEREAS, the Town of Moreau Town Board seeks to apply to several grant funding opportunities as part of 2025 Consolidated Funding Application (CFA); and

WHEREAS, several programs ask that the Town Board reaffirm their Planning Documents, including the Comprehensive Plan, as valid for current planning purposes;

NOW THEREFORE, BE IT RESOLVED, that the Town of Moreau Town Board reaffirms the following plans for planning and community development purposes:

- 2008 Hudson River and Champlain Canal Regional Waterfront Plan
- 2014 Moreau Farmland Protection Plan
- 2014 Exit 17 / US Route 9 Corridor Land Use & Transportation Study
- 2015 Moreau Riverfront Park Plan
- 2019 Comprehensive Plan
- 2021 Moreau Town Wide Trails Plan

; and

LET IT BE FURTHER RESOLVED, that the Town of Moreau Town Board, sees those goals identified in the plans as still applicable, and as such are still valid.”

Resolution 309-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the resolution as read.

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

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

The motion carried 4:0.

WATER & SEWER DEPARTMENT

Supervisor Fish said the purchaser of the former Autoworld Suzuki dealership on Rte. 9 wants to connect to the Town water supply. Councilmember Noonan asked if reimbursement by the property owner was specified in the Town bylaws. Supervisor Fish said it was.

A regular meeting of the Town Board of the Town of Moreau was held at 6:00 p.m. on July 15, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.

Resolution 310-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to pay a sum not to exceed \$2,020.47 to Ferguson Waterworks for a meter CW8310.4 to be reimbursed by the property owner.

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

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

The motion carried 4:0.

RECREATION DEPARTMENT

Discussion: Councilmember Stewart said South Glens Falls Youth Baseball wanted to start a new camp with the school baseball program which would serve about 60 kids. He said they sometimes waive fees for nonprofit organizations, and while this program will charge participants, they are not paying staff to run the camp. He said the organization has done much for the recreation facilities. The value of the fees in question is \$350, he said. Supervisor Fish asked what the fee will be. Councilmember Stewart said it would be \$100 per child, and added that \$30,000 was donated by the organization this year for batting cages plus the value of the painting work that was done as well.

Resolution 311-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to waive field use fees for one field for a camp run by South Glens Falls Youth Baseball 7/28-8/1/2025.

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

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

The motion carried 4:0.

DEPARTMENT MONTHLY REPORT

Supervisor Fish asked the Town Clerk to read the following resolution:

“Be it resolved that the Town Board accepts the Town Clerk’s June 2025 monthly report.”

Resolution 312-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the resolution as read.

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

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

The motion carried 4:0.

PUBLIC COMMENT PERIOD

No comments were made.

COMMITTEE REPORTS

Councilmember Stewart said the batting cage installation at the Recreation Park was underway. He praised the Rec. Department staff for turnover on fields during tournaments, and said the committee was looking to develop a plan to install the new playground equipment.

SUPERVISOR'S ITEMS

The Supervisor said he had no items to discuss.

EXECUTIVE SESSION

Resolution 313-2025 A motion was made by Councilmember Donohue, seconded by Councilmember Stewart to enter into executive session to discuss the job history or job performance of an unnamed employee.

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

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

The motion carried 4:0.

The executive session began at 7:52 p.m. The session ended at 8:52 p.m.

Supervisor Fish said that no action was taken in the executive session.

ADJOURNMENT

Resolution 314-2025 A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to adjourn the meeting.

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

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

The motion carried 4:0. The meeting was adjourned at 8:53 p.m.

Respectfully submitted,

Erin Trombley

Erin Trombley
Town Clerk

SENT VIA EMAIL ONLY



July 2, 2025

Mr. Christopher Abrams
Highway Superintendent
Town of Moreau
351 Reynolds Road
Moreau, NY 12828

Email: moreauhwy@townofmoreau.org

Re: Selfridge Road Culvert Replacement
Town of Moreau, Saratoga County, New York
MJ Proposal No. 2025260 for Engineering and Survey Services

Dear Mr. Abrams:

MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. (MJ) is pleased to provide the Town of Moreau this proposal for professional services associated with the replacement of the Selfridge Road Culvert over the North Branch of the Snook Kill (located approximately 0.4 miles south of the Selfridge and Clark Road intersection). The project will include topographic survey, boundary survey, engineering analysis and investigations to adequately size the proposed structure, preparation of contract documents and construction support services during construction. MJ's project understanding and associated Scope of Services are included below.

PROJECT UNDERSTANDING

Based upon information provided by the Town and a field site visit conducted on April 8, 2025, MJ understands the following:

- The existing culvert is an 8' diameter corrugated metal pipe (CMP), with concrete headwalls and wing walls.
- The CMP has areas of 100% section loss in the invert, causing fill loss around the pipe.
- Bank erosion exists along the roadway embankment on both ends of the culvert due to steep slopes and loss of fill. To temporarily address this erosion, a road sign has been embedded into the ground to act as a retaining structure along the roadway.
- Due to loss of fill around the pipe, the roadway is starting to develop sloughing and cracking in the pavement.
- There is a large scour pond at the outlet of the existing culvert, indicating an inadequate hydraulic opening.

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



21 Corporate Drive
Clifton Park, NY 12065



518.371.0799
mj@mjteam.com
mjteam.com



Fishkill, NY
Levittown, NY
Pocantotown, NY
Melbourne, FL



SCOPE OF SERVICES

Task 01: Data Acquisition/Analysis

MJ will complete the following tasks as part of the Data Acquisition/Analysis Phase:

1. Topographic Survey of the project area, which will include:
 - 1.1. Utility location and acquisition.
 - 1.2. Right-of-Way boundary determination and placement within the mapping.
 - 1.3. Obtaining hydraulic information for the hydraulic analysis, which includes:
 - 1.3.1. Current culvert opening sizing and geometry.
 - 1.3.2. Invert elevations.
 - 1.3.3. Top of roadway elevations.
 - 1.4. Mobile scanning the project corridor to develop a MJ4D digital twin for use by MJ, our subconsultants, and the Town.
2. MJ through our subconsultant, will complete the subsurface investigations, by:
 - 2.1. Completing two (2) structural borings in accordance with NYSDOT's Geotechnical Design Manual, the NYSDOT AASHTO LRFD Bridge Design Manual, and based on generally accepted geotechnical practices.
 - 2.2. Continuous Standard Penetration Test (SPT) samples will be taken to 40 feet, and one (1) sample every 5 feet thereafter to boring termination.
 - 2.3. Depending on the types of soils encountered and location of rock, either Shelby tube samples will be obtained per ASTM D-1587 or rock core samples will be obtained per ASTM D-2113.
3. MJ will complete a hydraulic analysis by:
 - 3.1. Utilizing USGS StreamStats and NYSDOT Highway Design Manual, Chapter 8, to define the appropriate storm flow events.
 - 3.2. Size the structure by using the criteria in the NYSDOT Highway Design Manual, Chapter 8 for the hydraulic requirements of culvert openings and the USGS program HY-8.
 - 3.3. Summary of the hydraulic requirements, analysis, and results will be provided in a memorandum to document the necessary waterway opening to meet the hydraulic requirements.

Task 02: Environmental Screening and Permitting

MJ will complete the following tasks as part of the Environmental Screening and Permitting Phase:

1. MJ through our subconsultant, will complete the wetland delineations, by:
 - 1.1. Completing professional wetland delineation services in accordance with current federal guidelines, specifically the NYSDEC Wetland Delineation Manual, USACE 1987 Wetland Delineation Manual, and the Northcentral and Northeast Region Supplement.



- 1.2. Provide GPS data for the wetland flags to be included in the project's basemapping and for the project environmental permitting.
- 1.3. Provide a comprehensive wetland delineation report consistent with NYSDEC and USACE standards.
2. MJ will complete the jurisdictional determination by submitting the necessary information to NYSDEC. MJ will also screen and perform preliminary investigations to determine potential impacts from the design for:
 - 2.1. General Ecology and Endangered Species
 - 2.2. Floodplains
 - 2.3. Critical Environmental Areas
3. MJ will assist the Town in classifying the project under the NYS Environmental Review Act (SEQRA) Part 617, Title 6 of the Official Compilations of Codes, Rules, and Regulations of New York State (6NYCRR Part 617).
4. MJ will complete the necessary applications and provide the required information for the following permits:
 - 4.1. NYSDEC Article 24 Freshwater Wetlands
 - 4.2. NYSDEC Article 15 Protection of Waters
 - 4.3. NYSDEC General Permit for Stream Activities GP-0-20-002
 - 4.4. U.S. Army Corps of Engineers Section 404 Permit (Nationwide)

Task 03: Design Phase

MJ will complete the following tasks as part of the Design Phase:

1. 90% Plan Development and submission
 - 1.1. Including detailed plans completed to 90%.
 - 1.2. Special Specification required for the project.
 - 1.3. Engineer's Estimate with a 5% contingency.
2. 100% Plan Development and submission
 - 2.1. Include completed plans that addressed any of the Town's comments from the previous 90% submission.
 - 2.2. Updated Special Specifications, if necessary.
 - 2.3. Final Engineer's Estimate.

Task 04: Ad, Bid, and Award

MJ will complete the following tasks as part of the Bid Phase:

1. MJ will complete, compile, and provide the contract documents, including:



- 1.1. The necessary front-end materials.
- 1.2. Contractor Agreements.
- 1.3. Itemized Bid forms for the contractors.
- 1.4. Special Notes and Supplemental Information.
- 1.5. Stamped and signed plans.
2. MJ will assist the Town in advertising the project on appropriate media to allow for a pool of qualified bidders.
3. MJ will utilize an electronic plan distribution system and keep records of the plan holder list to appropriate issue addendums, if necessary.
4. MJ will address any questions from the bidders and issue any addendum, as deemed necessary.
5. MJ will complete a bid verification upon receipt of bids and provide the Town with a recommendation of award.

Task 05: Construction Support

MJ will complete the following tasks as part of the Construction Phase:

1. Address any design related questions from the contractor and issue any field change sheets, if necessary.
2. Review Shop Drawings and any other submittals, that may include, but not be limited to:
 - 2.1. Demolition Plan
 - 2.2. Lifting Plan

ASSUMPTIONS

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

1. The Town will:
 - 1.1. Assist in obtaining access to the project site.
 - 1.2. Assist in obtaining underground utility record information.
 - 1.3. Provide Right of Way record mapping.
 - 1.4. Obtain any necessary Right-of-Way (ROW) to facilitate construction.
 - 1.5. Serve as the Lead Agency for the project which is anticipated to be a SEQRA Class II Action. A short EAF is anticipated and no further coordination with involved agencies is anticipated.
2. Project is subject to current NYS Department of Labor Prevailing Wage and Benefit Rates for field survey personnel.
3. Borings will be advanced to depths ranging from 30 to 60 feet in depth.



4. Work Zone Traffic Control, necessary during the boring operations, will be provided by the MJ's subconsultant.
5. The NYSDOT Bridge Manual and Highway Design Manual will be utilized for the design and hydraulic requirements.
6. Wetland delineations will be conducted under appropriate weather conditions to ensure accurate wetland determinations.
7. The project will result in disturbance of less than one (1) acre and is assumed to not be classified as redevelopment with a reduction of impervious surface. A SPDES General Permit GP-0-25-001 and a SWPPP is **NOT** anticipated to be required for this project. Contract plans will include appropriate erosion and sediment control measures.
8. A full NYSDOT Design Approval Document is not anticipated, and the project will include one (1) culvert replacement with a precast box culvert, with precast wing walls. MJ will provide documentation of design standards and specifications through a Design Memo to the Town.
9. NYSDOT Specifications and Items will be utilized for the project.
10. The construction contract will be an itemized contract.
11. Eight (8) RFI's are anticipated and each to be addressed within five (5) business days.
12. Five (5) shop drawings/submittals are anticipated and will be reviewed and resubmitted back within ten (10) business days.
13. Construction Inspection Services, if requested by the Town, will be added via supplement.

TASKS NOT INCLUDED IN THIS PROPOSAL

The following efforts are excluded from this scope of services:

1. Setting of Right of Way monumentation
2. ROW Incidentals or Acquisitions
3. A Design Approval Document
4. Detailed Environmental Analysis and Studies including groundwater, air, and noise impacts
5. Wetland mitigation
6. An endangered or threatened species survey
7. A Hazardous waste investigation and subsequent mitigation plan
8. Construction-related survey and inspection services

SCHEDULE

Upon notice to proceed, MJ is prepared to develop a mutually agreeable project schedule that meets critical milestones and begin the project.



FEE

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

Description	Billing Type	Fee
Task 1 – Data Acquisition/Analysis	Lump Sum	\$ 54,900
Task 2 – Environmental Screening and Permitting	Lump Sum	\$ 14,200
Task 3 – Design Phase	Lump Sum	\$ 58,700
Task 4 – Ad, Bid, and Award	Lump Sum	\$ 4,600
Task 5 – Construction Support	Lump Sum	\$ 8,100
Total Fee		\$ 140,500

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

SUMMARY

Thank you for the opportunity to provide a proposal for this project. If the above scope of work is acceptable, please execute and return the Authorization to Proceed in accordance with the Master Services Agreement between **MJ** and **The Town of Moreau**. Please do not hesitate to contact Daniel Eckert, P.E. at 518-371-0799, ext. 446 or via email at deckert@mjteam.com if you have questions or require additional information.

Sincerely,

Michael D. Panichelli, P.E.
President

Cc: Daniel Eckert, P.E.



Selfridge Road Culvert Replacement
July 2, 2025
Page 7 of 7
Proposal No. 2025260

AUTHORIZATION TO PROCEED

In accordance with the Consultant Master Services Agreement dated **January 22, 2025** between **MJ** and the **Town of Moreau**, I hereby authorize **MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C.** to proceed with the scope of services as described above.

Printed Name

Title

Signature

Date

Professional Services Agreement

Agreement made the ____ day of August, 2025
between

LaBella Associates, D.P.C.
("LaBella")

and

Town Of Moreau
("Client")

for services related to the following Project:

Selfridge Road Culvert Replacement
Selfridge Road
Town of Moreau, Saratoga County, NY
("Project")

LaBella and Client hereby agree as follows:

Description of Services: LaBella shall perform the services set forth and described in LaBella's proposal, dated July 29, 2025, a copy of which is attached as *Exhibit A*, in accordance with the terms and conditions of this contract attached as *Exhibit B*.

Compensation for Services: Client shall compensate LaBella for its professional services as set forth in LaBella's proposal. LaBella shall submit invoices for services rendered monthly. Client shall make payment to LaBella no later than thirty (30) days after the date of each invoice.

Term: LaBella shall commence performing its services when Client gives notice to proceed. This Agreement shall terminate when LaBella's services are completed and final payment has been received from Client, or as otherwise provided in this Agreement.

Insurance: LaBella shall maintain, at its own expense, throughout the term of this Agreement and until the expiration of all applicable statutes of limitation, the following insurance coverages:

- Comprehensive general liability insurance with policy limits of not less than \$1,000,000 each occurrence and \$2,000,000 in the aggregate for bodily injury and property damage;
- Automobile liability insurance covering owned, non-owned, rented and hired vehicles operated by LaBella with policy limits of not less than \$1,000,000 combined single limit and aggregate for bodily injury and property damage;

- Umbrella liability insurance with policy limits of not less than \$10,000,000 each occurrence and \$10,000,000 in the aggregate;
- Worker's compensation insurance at statutory limits and employer's liability insurance with a policy limit of not less than \$1,000,000 for all employees engaged in the rendering of professional services under this Agreement;
- Cyber insurance with policy limits of not less than \$5,000,000 and excess Cyber insurance with policy limits of not less than \$5,000,000;
- Professional liability insurance with policy limits of not less than \$5,000,000 per claim and \$7,500,000 in the aggregate; and
- Pollution liability insurance with policy limits of not less than \$5,000,000 per claim and \$7,500,000 in the aggregate. Pollution liability coverage is only provided for professional services.

Client shall be named as an additional insured on a primary and non-contributory basis under the CGL, Automobile and Umbrella insurance policies. LaBella shall provide to the Client certificates of insurance evidencing compliance with the requirements of this Agreement. The certificates shall contain a provision that at least thirty (30) days prior written notice shall be given to Client in the event of cancellation, non-renewal, or reduction of the insurance.

Indemnification: To the fullest extent permitted by law, LaBella shall indemnify and hold the Client and its officers and employees harmless from and against liabilities, damages, losses and judgments, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are caused by the negligent acts, errors or omissions of LaBella, its employees and its consultants in the performance of professional services under this Agreement.

In recognition of the relative risks and benefits of the Project to both Client and LaBella, the risks have been allocated such that Client agrees, to the fullest extent permitted by law, to limit the liability of LaBella and LaBella's consultants for any and all claims, liabilities, damages, losses, costs, and judgments of any nature whatsoever or claims expenses from any cause or causes, so that the total aggregate liability of LaBella and LaBella's consultants shall not exceed \$50,000 or LaBella's total fee for services rendered on this Project, whichever is greater.

LaBella Associates, D.P.C.

Client Name

By: _____

By: _____

Name _____

Name _____

Title _____

Title _____

Date: _____

Date _____

Exhibit A
LaBella's Proposal



July 29, 2025

Joshua Westfall
Town of Moreau
351 Reynolds Road
Fort Edward, New York, 12828
Via email: bpd@townofmoreau.org

**RE: Proposal for Professional Services
Selfridge Road Culvert Replacement
Town of Moreau, Saratoga County, New York
LaBella Project No. TBD**

Dear Mr. Westfall

Labella Associates is pleased to provide this proposal for technical services associated with replacing a culvert under Selfridge Road located, located to the south of the intersection with Clark Road, in the Town of Moreau, Saratoga County, New York. Please find our current project understanding, scope of services, and associated fee schedule below.

Project Understanding

The Town of Moreau is seeking to replace an existing culvert located on Selfridge Road, just south of its intersection with Clark Road. The culvert conveys the North Branch of the Snook Kill beneath the roadway in a west-to-east direction. The existing structure consists of an 8-foot diameter corrugated metal pipe with concrete headwalls.

Field observations indicate that the bottom of the culvert has rotted out, leading to erosion of the surrounding soils. Early signs of sinkhole formation have been noted on the roadway above the sides of the culvert, indicating a progressing failure of the structure and an increasing threat to public safety and roadway stability.

The Town has requested that Labella provide a proposal based on a scope of services prepared by others (attached).



Scope of Services

The scope of services for this project has been developed by others and is attached below. Labella has used this scope as the basis for our estimated level of effort.

Fees and Anticipated Schedule

Fee Proposal				
Town of Moreau Selfridge Road Culvert				
Prepared by: Ben Palmer				
Date: July 22, 2025				
LaBella Proposal No. P2504925				
Task No.	Task Description	Lump Sum Fees	Subconsultant Fees	Total
1.0	Data Acquisition/Analysis			
1.1	Topographic Survey	\$12,000		\$12,000
1.2	Subsurface Investigations	\$8,000	\$3,000	\$11,000
1.3	Hydraulic Analysis	\$4,160		\$4,160
2.0	Environmental Screening and Permitting			
2.1	Wetland Delineation Fieldwork & Report	\$4,900		\$4,900
2.2	NYSDEC Parcel JD Request	\$500		\$500
2.3	Habitat Survey and Memo	\$1,200		\$1,200
2.4	NYS Environmental Review Act (SEQRA)	\$5,000		\$5,000
2.5	Regulatory Permitting Services	\$4,000		\$4,000
3.0	Design Phase			
3.1	90% Plan development and Submission	\$35,400		\$35,400
3.2	100% Plan development and Submission	\$9,580		\$9,580
4.0	Ad, Bid, and Award			
4.1	Develop Contract Documents	\$5,840		\$5,840
4.2	Oversee Project Advertisement	\$2,290		\$2,290
4.3	Oversee Electronic Distribution	\$2,500		\$2,500
4.4	Address any questions from bidders/ issue addendums	\$2,500		\$2,500
4.5	Bid verification and recommend award	\$2,500		\$2,500
5.0	Construction Support			
5.1	Respond to contractor questions/ develop field change sheets	\$8,350		\$8,350
5.2	Review shop drawings and submittals	\$6,250		\$6,250
	TOTALS	\$114,970	\$3,000	\$117,970

Notes:

(1) Lump sum tasks will be billed commensurately with the percentage of the task which has been completed

(1) Time and material fees are estimates only. LaBella will bill for actual hours worked and will make its best effort to complete each of these tasks within the estimated amounts, although it is possible that it will be necessary to exceed these amounts to complete the scope of services for each task. LaBella will not exceed any estimated fee amounts without written authorization from the Client.



The above scope and fees assume that the design will be completed in the Fall of 2025, with the anticipated bidding in the Winter of 2026 and construction in Spring 2026.

Please feel free to contact me at 518-824-1943 if you have any questions or require clarification of the proposed scope of services. We would be glad to meet with you to further discuss our approach if you desire.

If you find this proposal acceptable, please sign and date the agreement attached as a cover to this proposal. This will serve as our authorization to proceed.

Sincerely,

Paul Guillet, PE
Senior Civil Engineer

Attachments:

Scope – prepared by others

CC:

Ben Palmer, Labella

Chris Abrams, Highway Superintendent – Town of Moreau

TOWN OF MOREAU SELFRIDGE ROAD SCOPE

Task 01: Data Acquisition/Analysis

Consultant will complete the following tasks as part of the Data Acquisition/Analysis Phase:

1. Topographic Survey of the project area, which will include:

- 1.1. Utility location and acquisition.
- 1.2. Right-of-Way boundary determination and placement within the mapping.
- 1.3. Obtaining hydraulic information for the hydraulic analysis, which includes:
 - 1.3.1. Current culvert opening sizing and geometry.
 - 1.3.2. Invert elevations.
 - 1.3.3. Top of roadway elevations.
- 1.4. Mobile scanning the project corridor to develop a MJ4D digital twin for use by consultant, and the Town.

2. Consultant or thier subconsultant, will complete the subsurface investigations, by:

- 2.1. Completing two (2) structural borings in accordance with NYSDOT's Geotechnical Design Manual, the NYSDOT AASHTO LRFD Bridge Design Manual, and based on generally accepted geotechnical practices.
- 2.2. Continuous Standard Penetration Test (SPT) samples will be taken to 40 feet, and one (1) sample every 5 feet thereafter to boring termination.
- 2.3. Depending on the types of soils encountered and location of rock, either Shelby tube samples will be obtained per ASTM D-1587 or rock core samples will be obtained per ASTM D-2113.

3. MJ will complete a hydraulic analysis by:

- 3.1. Utilizing USGS StreamStats and NYSDOT Highway Design Manual, Chapter 8, to define the appropriate storm flow events.
- 3.2. Size the structure by using the criteria in the NYSDOT Highway Design Manual, Chapter 8 for the hydraulic requirements of culvert openings and the USGS program HY-8.
- 3.3. Summary of the hydraulic requirements, analysis, and results will be provided in a memorandum to document the necessary waterway opening to meet the hydraulic requirements.

TOWN OF MOREAU SELFRIDGE ROAD SCOPE

Task 02: Environmental Screening and Permitting

Consultant will complete the following tasks as part of the Environmental Screening and Permitting Phase:

1. MJ through our subconsultant, will complete the wetland delineations, by:

- 1.1. Completing professional wetland delineation services in accordance with current federal guidelines, specifically the NYSDEC Wetland Delineation Manual, USACE 1987 Wetland Delineation Manual, and the Northcentral and Northeast Region Supplement.
- 1.2. Provide GPS data for the wetland flags to be included in the project's basemapping and for the project environmental permitting.
- 1.3. Provide a comprehensive wetland delineation report consistent with NYSDEC and USACE standards.

2. MJ will complete the jurisdictional determination by submitting the necessary information to NYSDEC. MJ will also screen and perform preliminary investigations to determine potential impacts from the design for:

- 2.1. General Ecology and Endangered Species
- 2.2. Floodplains
- 2.3. Critical Environmental Areas

3. Consultant will assist the Town in classifying the project under the NYS Environmental Review Act (SEQRA) Part 617, Title 6 of the Official Compilations of Codes, Rules, and Regulations of New York State (6NYCRR Part 617).

4. Consultant will complete the necessary applications and provide the required information for the following permits:

- 4.1. NYSDEC Article 24 Freshwater Wetlands
- 4.2. NYSDEC Article 15 Protection of Waters
- 4.3. NYSDEC General Permit for Stream Activities GP-0-20-002
- 4.4. U.S. Army Corps of Engineers Section 404 Permit (Nationwide)

Task 03: Design Phase

Consultant will complete the following tasks as part of the Design Phase:

1. 90% Plan Development and submission

- 1.1. Including detailed plans completed to 90%.
- 1.2. Special Specification required for the project.
- 1.3. Engineer's Estimate with a 5% contingency.

TOWN OF MOREAU SELFRIDGE ROAD SCOPE

2. 100% Plan Development and submission

- 2.1. Include completed plans that addressed any of the Town's comments from the previous 90% submission.
- 2.2. Updated Special Specifications, if necessary.
- 2.3. Final Engineer's Estimate.

Task 04: Ad, Bid, and Award

Consultant will complete the following tasks as part of the Bid Phase:

1. Consultant will complete, compile, and provide the contract documents, including:

- 1.1. The necessary front-end materials.
- 1.2. Contractor Agreements.
- 1.3. Itemized Bid forms for the contractors.
- 1.4. Special Notes and Supplemental Information.
- 1.5. Stamped and signed plans.

2. Consultant will assist the Town in advertising the project on appropriate media to allow for a pool of qualified bidders.

3. Consultant will utilize an electronic plan distribution system and keep records of the plan holder list to appropriate issue addendums, if necessary.

4. Consultant will address any questions from the bidders and issue any addendum, as deemed necessary.

5. MJ will complete a bid verification upon receipt of bids and provide the Town with a recommendation of award.

Task 05: Construction Support

Consultant will complete the following tasks as part of the Construction Phase:

1. Address any design related questions from the contractor and issue any field change sheets, if necessary.

2. Review Shop Drawings and any other submittals, that may include, but not be limited to:

- 2.1. Demolition Plan
- 2.2. Lifting Plan

TOWN OF MOREAU SELFRIDGE ROAD SCOPE

Assumptions:

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

1. The Town will:
 - 1.1. Assist in obtaining access to the project site.
 - 1.2. Assist in obtaining underground utility record information.
 - 1.3. Provide Right of Way record mapping.
 - 1.4. Obtain any necessary Right-of-Way (ROW) to facilitate construction.
 - 1.5. Serve as the Lead Agency for the project which is anticipated to be a SEQRA Class II Action. A short EAF is anticipated and no further coordination with involved agencies is anticipated.
2. Project is subject to current NYS Department of Labor Prevailing Wage and Benefit Rates for field survey personnel.
3. Borings will be advanced to depths ranging from 30 to 60 feet in depth.
4. Work Zone Traffic Control, necessary during the boring operations, will be provided by the any subconsultant.
5. The NYSDOT Bridge Manual and Highway Design Manual will be utilized for the design and hydraulic requirements.
6. Wetland delineations will be conducted under appropriate weather conditions to ensure accurate wetland determinations.
7. The project will result in disturbance of less than one (1) acre and is assumed to not be classified as redevelopment with a reduction of impervious surface. A SPDES General permit GP-0-25-001 and a SWPPP is NOT anticipated to be required for this project. Contract plans will include appropriate erosion and sediment control measures.
8. A full NYSDOT Design Approval Document is not anticipated, and the project will include one (1) culvert replacement with a precast box culvert, with precast wing walls. MJ will provide documentation of design standards and specifications through a Design Memo to the Town.
9. NYSDOT Specifications and Items will be utilized for the project.
10. The construction contract will be an itemized contract.
11. Eight (8) RFI's are anticipated and each to be addressed within five (5) business days.
12. Five (5) shop drawings/submittals are anticipated and will be reviewed and resubmitted back within ten (10) business days.
13. Construction Inspection Services, if requested by the Town, will be added via supplement.

Exhibit B

Terms and Conditions

Terms and Conditions

LaBella's Responsibilities: LaBella shall designate a representative authorized to act on its behalf with respect to the Project. All notices required under this Agreement shall be given to that representative.

LaBella shall perform its services consistent with the professional skill and care ordinarily provided by members of the same profession practicing in the same or similar locality under the same or similar circumstances. LaBella shall perform its services as expeditiously as is consistent with such professional skill and care, and the orderly progress of the Project.

LaBella shall not at any time supervise, direct, control or have authority over any contractor or subcontractor's work, nor shall LaBella have authority over, or be responsible for, the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor or subcontractor, or the safety precautions and programs incident thereto, for safety or security at the Project location, nor for any failure of a contractor or subcontractor to comply with laws and regulations applicable to the performance of their work and the furnishing of materials on the Project. LaBella shall not be responsible for the acts or omissions of any contractor or subcontractor.

Client's Responsibilities: Client shall designate a representative authorized to act on its behalf with respect to the Project. All notices required under this Agreement shall be given to that representative.

Client shall provide LaBella with all available information regarding, and site access to, the Project necessary for LaBella to perform its professional services, including Client's requirements for the Project. Client also shall provide information regarding the Project site and any existing facilities, including destructive testing and investigation of concealed conditions and hazardous substances or injurious conditions. If Client does not perform destructive testing or investigation, nor provide information beyond that which is apparent by non-intrusive observations, or in the event documentation or information furnished by Client is inaccurate or incomplete, then any resulting damages, losses and expenses, including the cost of LaBella's changes in service or additional services, shall be borne by Client.

Client shall examine documents submitted by LaBella and render decisions pertaining thereto promptly to avoid unreasonable delay in the progress of LaBella's services.

Additional Services: LaBella may provide additional services after execution of this Agreement without invalidating the Agreement. LaBella shall not proceed to provide any additional services, unless and until LaBella receives written direction from Client. Client shall compensate LaBella for additional services as set forth in LaBella's proposal, or any supplemental proposal or contract modification, or as agreed upon in writing signed by both parties.

Assignment: Neither party may assign any benefit or obligation under this Agreement without the prior written consent of the other party, except LaBella may use the services of persons and entities not in LaBella's employ when appropriate and customary to do so.

Confidentiality: During the Project, confidential and/or proprietary information of the Client might be furnished to LaBella. LaBella shall use such information for the purpose of providing its professional services on the Project, and for no other purpose. LaBella shall hold such information in strict confidence and shall not disclose such information to any person or entity, except sub-consultants engaged on the Project or as required by law. Upon completion of its services, LaBella shall return or destroy all confidential and/or proprietary information to the Client.

Instruments of Service: All documents prepared or furnished by LaBella pursuant to this Agreement are instruments of professional service, and LaBella shall retain its ownership and property interest therein, including all copyrights and the right to reuse the documents. Upon payment in full for services rendered, LaBella grants Client a license to use the instruments of service for the purposes of constructing, occupying and maintaining the Project. Reuse or modification of any documents by Client without LaBella's written permission shall be at Client's sole risk, and Client agrees to defend, indemnify, and hold LaBella harmless from all claims, damages and expenses, including attorneys' fees, arising out of such reuse by Client or by others acting through Client.

Client and Client's contractors and other consultants may rely only upon printed copies (also known as hard copies) of documents that are signed and sealed by a licensed professional employed by LaBella. If there is any discrepancy between printed copies and any electronic copies, the most recent version of the printed and certified copies shall govern. Any electronic copies (files) provided by LaBella will be provided solely as a convenience and shall not be considered "Contract Documents," "Construction Documents" or any type of certified document. All documents considered "Contract Documents," "Construction Documents" or any type of certified document shall consist only of printed copies having an original signature and seal of a licensed professional employed by LaBella. Client is advised that electronic copies of documents can deteriorate or be inadvertently modified without LaBella's consent or may otherwise be corrupted or defective. Accordingly, Client and Client's contractors or other consultants may not rely upon the accuracy of any electronic copies of documents.

Escalation: In the event the term of this Agreement is extended beyond the period of service set forth in LaBella's proposal, then compensation for professional services is subject to review and escalation by LaBella upon thirty (30) days written notice to Client.

Suspension: Client may suspend this Agreement in whole or in part at any time for convenience upon seven (7) days written notice. Upon receipt of notice, LaBella shall immediately discontinue all services. LaBella shall be entitled to compensation for all services rendered up to the date of suspension. If the suspension exceeds three (3) months, an equitable adjustment in compensation shall be negotiated to compensate LaBella for all reasonable costs incurred by LaBella on account of the suspension of the Project.

LaBella may suspend its performance under this Agreement if any delinquent amounts due for services and expenses have not been paid. LaBella may refuse to release drawings, plans, specifications, reports, maps, materials and any other instruments of service prepared by LaBella

for Client until all arrearages are paid in full. LaBella shall not be liable to Client for delay or any other damages due to any such suspension of services.

Termination: Either party may terminate this Agreement for cause upon seven (7) days written notice with an opportunity to cure any default during that period. In any event, without regard to the party terminating the Agreement, Client shall remit payment of all amounts that are not in dispute no later than thirty (30) days after the date of each invoice.

Disputes: The parties agree that mediation before a mutually agreeable neutral third party shall be a condition precedent to any legal action arising out of this Agreement, unless waived in writing by the parties. The cost of the mediation shall be borne equally by the parties. The mediation shall be conducted in accordance with the Construction Industry Mediation Rules of the American Arbitration Association, unless the parties agree otherwise. No demand for mediation shall be made after the date that the applicable statute of limitations would bar a legal or equitable action based on the claim or dispute.

Venue and Jurisdiction: Any legal suit, action or proceeding arising out of or relating to this agreement shall be instituted in a court of competent jurisdiction located in the state and county where the project is located. The parties hereby waive any objection which they may have now or hereafter to the venue of any such suit, action or proceeding, and hereby irrevocably consent to the personal jurisdiction of any such court in any such suit, action or proceeding.

Choice of Law: This Agreement shall be interpreted, construed and enforced in accordance with the laws of the state where the project is located without giving effect or reference to any conflict of laws provisions.

Consequential Damages: In any suit, action or proceeding, the parties shall be entitled to recover compensatory damages incurred as a result of the breach of this Agreement, but, to the fullest extent permitted by law, neither party shall be liable to the other for any special, incidental, indirect, or consequential damages.

Late Fees, Costs and Attorneys' Fees: An additional charge of 1.5% of an invoice will be imposed each month on all past due accounts. Imposition of such charges does not constitute an extension of the payment due date. If LaBella must bring suit to collect payment of any invoices, then Client agrees to pay LaBella's costs and expenses, including reasonable attorneys' fees.

Remedies Cumulative: The rights and remedies available to a party under this Agreement are cumulative and in addition to, not exclusive of, or in substitution for, any other rights or remedies either party may have at law, or in equity, or under this Agreement. Nothing contained in this Agreement shall be deemed to preclude either party from seeking injunctive relief, if necessary, to prevent the other party from willfully or intentionally breaching its obligations under this Agreement or to compel the other party to perform its obligations hereunder.

Non-Waiver: Failure by either party at any time to require performance by the other party or to claim a breach of any provision of this Agreement will not be construed as a waiver of any right

accruing under this Agreement, nor affect any subsequent breach, nor affect the effectiveness of this Agreement or any part hereof, nor prejudice either party as regards any subsequent action.

Force Majeure: Neither party to this Agreement shall be liable to the other for delays in performing the obligations called for by this Agreement, or the direct and indirect costs resulting from such delays, that are caused by labor strikes, riots, war, acts of government authorities other than the Client (if a governmental authority), extraordinary weather conditions, epidemics, pandemics or other natural catastrophe, or any other cause beyond the reasonable control or contemplation of either party.

Severability: The provisions of this Agreement are hereby agreed and declared to be severable. Any term or provision of this Agreement which is held to be unenforceable by a court of competent jurisdiction shall be deemed to have been stricken from this Agreement, and the remaining terms and provisions of this Agreement shall be construed and enforced without such terms or provisions.

Counterparts: This Agreement may be executed in one or more counterparts, each one of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Scope of Agreement: This Agreement represents the entire and integrated agreement between the parties and supersedes all prior negotiations, representations or agreements, either written or oral, except that terms specific to future projects shall be set forth in LaBella's proposals. This Agreement may be amended only by written instrument signed by both parties.



Town of Moreau Planning Board
Solar Report
July 21, 2025
Town Hall Meeting Room- 351 Reynolds Road

To: Supervisor Fish and Town Councilmen
CC: Elizabeth Bennett – Confidential Secretary; Erin Trombley – Town Clerk; File
From: Joshua Westfall, AICP – Building, Planning and Development Coordinator (On Behalf of the Planning Board)
Date: August 11, 2025
Re: RENUA – Washburn Road Solar Report

Below and attached please information relating to the required favorable or unfavorable report from the Planning Board review from July 21, 2025.

The Planning Board provided a **FAVORABLE REPORT** for the above-mentioned Solar Project:

Details:

Mr. Shave made a motion to make a favorable recommendation to the Town of Moreau for this proposal, but with Ms. Purdue's to concerns related to:

- Fire suppression and chemicals used to distinguish fire and effects on soil,
- Adequacy of Town Staff training in solar technology

Mr. Nelson seconded.

A roll was read: – all approved except Ms. Purdue and Ms. Jackson.



Town of Moreau Planning Board
Solar Report
July 21, 2025
Town Hall Meeting Room- 351 Reynolds Road

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 (**On Behalf of the Planning Board**)
Date: August 11, 2025
Re: RENUA – Old West Road Solar Report

Below and attached please information relating to the required favorable or unfavorable report from the Planning Board review from July 21, 2025.

The Planning Board provided an **UNFAVORABLE REPORT** for the above-mentioned Solar Project:

Details:

Ms. Purdue made a motion to make an unfavorable recommendation to the Town of Moreau for this proposal due to concerns about

- Fire suppression and chemicals used to distinguish fire and no water access,
- The value of farmland negatively affected,
- Visibility to area neighbors and from Northway,
- Health and safety concerns.
- Adequacy of Town Staff training on solar technology

Ms. Jackson seconded.

Roll call – all approved.

Board,

I will bring some clarity to this request.

The grant was for 10k and the rec dept spent \$500.00 and the board approved the final \$9,500.00. We recently spent another \$900.00 or so, leaving us with appx \$8,600 remaining to spend.

Looking for partitions for the hill and icehouse bathroom the quotes were high at \$5,731 (metal) and \$9,599 (plastic). Currently there is plywood in place, and this would be a major upgrade.

If I went with the metal, I didn't need to go to the board as \$9,500 was already approved and it fell in that amount. I feel that the plastic with the 25-year warranty is the best option currently for the park.

I was asking for the additional 6k for the 1k I need to cover this purchase and the remaining amount to cover the toilets and faucets and other purchases still needed for the other restrooms in the park.

I will get the paperwork needed for the board I just wanted to make sure everyone knows what my intent was.

Thank you.

TOWN OF MOREAU
PURCHASE REQUEST & QUOTE SUMMARY

Department: RECREATION

Date: 8/7/2025

Description of Purchase Request: purchase of bathroom partitions

Vendor's Name and Address:

One Point Partitions

Price: \$ see attached

Vendor's Name and Address:

Fast Partition

Price: \$

Vendor's Name and Address:

Global Industrial

Partitionplus.com

Price: \$.

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

Account number purchase will be paid from: a7140.2

Balance in account and date: 18,202.30

as of 7/31/2025

Was this item/service included in the current year budget? ☐ YES ☒ NO

If yes, amount Budgeted for the current year: [Click here to enter text.](#)

Department Head's Recommendation: One Point partitions as it is coming in as the best price and the best warranty compared to all the other companies.

Board Approval Received: ____ Yes ____ No

Date Approval Received: _____

Vendor Authorized: _____

Amount Approved: _____ **Total:** \$ _____

One Point partitions

Metal 3-year warranty

Two stalls	\$ 1,664
Stand-alone	\$ 1,366
One stall	\$ 1,037
Total:	\$ 5,731

Solid plastic 25-year warranty

Two stalls	\$ 2,821
Stand-alone	\$ 2,280
One stall	\$ 1,677
Total:	\$ 9,599

Fast Partitions

Metal 3-year warranty

Two Stalls	\$ 1,778.25
Stand-alone	\$1,411.50
One Stall	\$ 1,230.86
Total:	\$ 6,198.86

Solid Plastic-5 year warranty

Two Stalls	\$ 2,921.89
Stand-alone	\$ 2,433.24
One Stall	\$ 1,863.85
Total:	\$ 10,140.87

Partitionplus.com

Metal	Two Stalls	\$ 1,821.67
	Stand-alone	\$ 1,166.11
	One Stall	\$ 1,144.23
	Total	\$5,953.68

Solid Plastic	Two Stalls	\$ 3,087.05
	Stand-alone	\$ 1,895.94
	One Stall	\$ 1,833.89
	Total	\$9,903.93

Global Industrial

Metal:	Two Stall	\$2,559.00
	One Stall	\$1,585.99 for icehouse men
	No stand-alone option	
	Total	\$6,703.99 for metal

Solid Plastic:	Two Stall	\$3,409.00
	One Stall	\$2,059.99 for icehouse men
	No stand-alone option	
	Total	\$8,877.99

TOWN OF MOREAU
PURCHASE REQUEST & QUOTE SUMMARY

Department: RECREATION

Date: 8/7/2025

Description of Purchase Request: Shirts for football-looking flag to request an amount not to exceed \$1700.00 for flexibility as numbers can still change up to the start of the season.

Vendor's Name and Address:

Northwind Graphics
2453 State Route 9
Malta NY 12020

Price: \$	youth	\$8.5 x 124
	adult	\$9.5 x 48
	xxl	\$2.0 x 1
	Total	\$1495.00

Vendor's Name and Address:

Hallwear
76 Lawrence St
GF, NY 12801

Price: \$	youth	\$12.00 x 124
	adult	\$14.00 x 48
	xxl	\$2.0 x 1
	Total	\$2,114.00

Vendor's Name and Address:

NEPROMO
SGF, NY

Price: \$. can't do

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

Account number purchase will be paid from: a7310.4

Balance in account and date: 9,161.39

as of 7/31/2025

Was this item/service included in the current year budget? ☐ YES ☒ NO

If yes, amount Budgeted for the current year: [Click here to enter text.](#)

Department Head's Recommendation: ____ Northwind has been doing a great job with the shirts for years and also came in as the least expensive option. _____

Board Approval Received: ____ Yes ____ No

Date Approval Received: _____

Vendor Authorized: _____

Amount Approved: _____ **Total: \$** _____

Town of Moreau

351 Reynolds Road
Moreau, NY 12828-9261

Leah M. Cronin
Sole Assessor

SARATOGA COUNTY, STATE OF NEW YORK

Phone: (518) 792-1030 x4

E-mail: assessor@townofmoreau.org



Jesse A Fish, Jr.
Town Supervisor

Patrick Killian
Deputy Supervisor

John Donohue
Councilmember

Kyle Noonan
Councilmember

Mark Stewart
Councilmember

REQUEST FOR ATTENDANCE AT ASSESSORS FALL CONFERENCE - 2025

I hereby request permission for Leah Cronin to attend the 2025 Assessors Fall Conference held in Lake George, NY for Assessment Training October 6th-9th 2024. 12 hours of required continuing education hours will be earned. Funds for the Conference have been budgeted for and will be pulled from the Education budget line A1355.4. See attached itinerary and expense conference worksheet. Thank you.

Cost accrued will be:

Registration Fee for NYSAA Member: \$200

Lodging & Meals: \$777

Travel & Incidentals: \$45.20

Grand Total \$1022.20

TOWN OF MOREAU

Employee Training & Conference

Reimbursement/Expense Worksheet (01/2023)

To be completed by **each** employee requesting to attend a conference

Employee Name:	Leah M Cronin	Position:	Assessor
Name of Conference:	Assessor Fall Conference 2025		
Hosting Agency:	New York State Assessors Association		
Location:	365 Canada St, Lake George, NY 12845		
Total Professional Development Hours To Be Earned:	12 Hours		

EXPENSES

Conference Registration Fee:		\$	200.00
Hosting organization membership fee (Annual dues):			
Cost for lodging per night:	\$ 124.00	X	3
(TB to est. Max. if not included)			(# nights)
Cost of Coverage while position is unstaffed (if applicable):			

Meals & Incidental reimbursement (M&IE):

Meals will be reimbursed at the NYS rate, which is also the Federal rate. The Standard rate of \$59.00/day covers 3 meals per day. Meals that are offered through the hotel or the conference will not be reimbursed. It is expected the employee will take advantage of offerings included in registration fees. First and last days of M & IE will be reimbursed per meal (see rates below).

	Rate		Quantity	Total
Breakfast	\$ 13.00 *	X		\$ -
Lunch	\$ 15.00 *	X		\$ -
Dinner	\$ 26.00 *	X		\$ -
Incidental	\$ 5.00 *	X	4	\$ 20.00

Total	\$ 59.00	SAMPLE - TB MAY ADJUST MAXIMUM DAILY ALLOWANCES/MEALS	Total M & IE:	\$ 425.00
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*INDICATES MAXIMUM DAILY ALLOWANCE PER MEAL - ONLY ACTUAL COSTS WILL BE REIMBURSED.

Mileage: Reimbursed at IRS annual set rate.

Total mileage:	36	X	\$0.700	Total Mileage:	\$ 25.20
Tolls:			Jan-23		\$ -

TOTAL COST : \$ 1,022.20

Account #: A1355.4

Account Starting Balance: \$

Account Ending Balance: \$

Failure to properly fill out this form and submit a timely request may delay Board action and could negatively impact approval. Receipts must be submitted for reimbursement of expenses.

*required conference/hotel meal package

Monday, October 6

2:00 - 5:00 p.m. - Registration open
6:00 - 7:00 p.m. - Welcome Reception
7:00 - 9:00 p.m. - Dinner
9:00 - 11:00 p.m. - Entertainment: Trivia Night hosted by A Venue

Tuesday, October 7

7:00 - 8:00 a.m. - Registration open
7:00 - 8:30 a.m. - Breakfast buffet
8:00 - 9:00 a.m. - Annual Membership Meeting
9:00 - 9:15 a.m. - Break
9:15 - 12:15 p.m. - Association of Towns Presentation: Beyond the Roll: A Deep Dive into the (Crucial) Role of the Assessor
12:30 - 1:30 - Lunch buffet
1:30 - 4:30 - Concurrent sessions
6:00 - 7:00 - Cocktail hour
7:00 - 9:00 p.m. - Annual Awards Banquet
9:00 p.m. - Entertainment hosted by A Venue

Wednesday, October 8

7:00 - 8:30 a.m. - Breakfast buffet
8:00 - 9:00 a.m. - Registration open
9:00 - a.m. - 12:00 p.m. - Concurrent sessions
12:00 - 1:30 p.m. - IAO Annual Luncheon (All conference attendees are invited.)
1:30 - 5:30 p.m. - Free time
5:30 - 6:30 p.m. - President's Reception
6:30 - 9:00 p.m. - Annual Installation Dinner
9:00 - Entertainment, sponsored by GAR Associates: Soul Mine

Thursday, October 9

7:00 - 8:30 a.m. - Breakfast buffet
9:00 a.m. - 12:00 p.m. - NYS ORPTS presentation
12:00 - 1:00 p.m. - Lunch buffet and FUND raffle



[Summary](#) [Fees](#) [Classes](#) [Instructors](#) [Hotel](#) [4-Day Agenda](#)

[Register Now](#)

2025 NYSAA Fall Conference

October 6, 2025 – October 9, 2025

Courtyard Marriott
365 Canada St.
Lake George, NY 12845

Commuters and guests: Individual meals will be available for purchase at a later date on the NYSAA website.

At the conference, you WILL NOT be able to purchase individual meals.

Please plan accordingly.

Fees

Below is all of the pricing information for the event.

Admission Items

Virtual Conference Pass

NYSAA Member Fee

\$200.00

Non-Member Fee

\$400.00

In Person Conference Pass

NYSAA Member Fee

\$200.00

Non-Member Fee

\$400.00

Additional Items

Conference Meal Package

Conference Meal Package

\$405.00

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To: The Supervisor and Town of Moreau Board Members

From: Leah Cronin

Date: August 1, 2025

Re: Assessor's Office Monthly Report for July 2025

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

The 2025 Final Assessment Roll has been completed and filed with the Clerk's Office and the Dept of Tax and Finance. The 2025 Roll is available for review in my office and on the Town of Moreau's website. A publication was printed in the Post Star July 1st announcing Final Roll status. Totals will be provided to the Supervisors Office for budgetary purposes and have been submitted to the School District for September bills. The Town has received a final equalization rate of 100% - our goal of equity throughout the Town was accomplished! Fairness and equity for another year has been maintained! In addition, our Change in Level Factor was 1.0598 allowing our STAR Exemptions and Credit checks to increase from the initial State issued certified amount! Initial certified STAR amount *were as follows*: Basic \$36,190 Senior: \$103,850 After increasing them 5.98% due to the 'Non reappraisal reassessment' the Town conducted, our residents will enjoy a higher STAR benefit with new certified STAR amounts are: Basic: \$38,350 Senior: \$110,060 (Note these are the savings homeowners receive off there assessed values if they are in receipt of the exemption OR they are part of the calculation for STAR checks if they are part of the Credit program).

SMALL CALIMS: No Smalls Claims have been filed for 2025. (This is the next step after Board of Assessment Review to challenge your assessment.)

ARTILCE 7's: We have 3 "refiles" from 82 Harrison Ave, Dancing Grain Brewery (aka Grants Last Stand) and Essity. (They are required to refile annually to keep their case open.) We have a new filing from All Purpose Storage on 2 properties at 126-138 Harrison Ave & 651 Gansevoort Rd. 2 Self Storage Facilities.

CORNELL CONFERENCE 2025: Matt and I both attended the Cornell Seminar on Assessing the week of the 13th. Matt took a five-day "Appraisal Principles and Procedures" and received a 98 on his test!! Great job Matt! Matt is has settled in the office nicely and doing a GREAT job. I attended a 2 two-day classes that were also very helpful in my continuing education. It was a great week with lots learned – not only in the classroom but from our peers also!

2026/2027 ASSESSMENT ROLLS: As the 2025 roll is now buttoned up will have to make decisions on what the Board would like to do in the future. I will be reaching out in the next couple weeks to go over those options.

Sales processing and verification, permit processing, and office organization all still taking place.

Please see attached for GAR's monthly work effort.

Sincerely,

Leah M Cronin, IAO

Leah M. Cronin, IAO

Hey Leah,

Here is what I've got for July:

- Continued RPS support
- Continued Sale Data support

Enjoy your vacation - we'll connect on your plans for 2026 roll when you get back!

Thanks,

Ryan

From: Leah Cronin <assessor@townofmoreau.org>

Sent: Tuesday, August 5, 2025 8:21 AM

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

Subject: monthly report - July 2025

Morning Ryan!!

Can you please get a monthly report from you for July 2025 please?

Leah M. Cronin, IAO

Assessor, Town of Moreau

351 Reynolds Road

Moreau, NY 12828

518-792-1030 Ext. 206



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: August 7, 2025
 Re: Monthly Report for July 2025

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

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

Board Meetings Held:

PLANNING BOARD – Scheduled July 21, 2025 7:00-11:30pm		
Item	Discussion	Action Taken
Jacobie's Parkside Farm – PH (Subdivision & Site Plan – Concurrent)	Applicant seeks development approvals related to PUD approved by TB	Public Hearings Closed – Site Plan and Subdivision Approved with Conditions
Moreau Tavern – PH and SPR	Applicant seeks approvals for siting new tavern/ restaurant use in existing (fmr) commercial structure.	Approved with Conditions
Hooper Subdivision – PH	Applicant seeks approval for subdivision to create four new lots in accordance with Cluster Subdivision requirements.	Approved
TB Referral – Old West Solar	Development of Large-Scale Solar	Unfavorable Report
TB Referral – Washburn Solar	Development of Large-Scale Solar	Favorable Report
National Grid (Butler Substation)	Laydown Area and Storage	Approved Conditioned on MJ Engineer Sign-Off
Tier 1 Enterprises - Subdivision	Applicant seeks to subdivide four new complying parcels	Set PH; Approved Sketch
ZONING BOARD OF APPEALS (ZBA) – July 23, 2024 7:00PM to 7:45PM		
Applicant/Address	Application Type	Action Taken
Breault Daycare- AV	Area Variance (Lot-Size)	Approved w/ Conditions
Breault Daycare -SUP	SUP- Daycare Use	Approved w/ Conditions

Permits Reviewed:

Forty-three (43) permit applications (building, fence, pool, burn, etc.) were received and reviewed for zoning compliance. Additionally, the office received **one (1)** sketch subdivision fee **one (1)** lot line adjustment, and **one (1)** solar rezone fee. Total Departmental income for May is **\$6,201**.

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

Complaints/Enforcement Actions:

Court Actions

Pete had a court date. Item was adjourned

See Code Enforcement Attachment from Peter Bachem.

Meetings

- **Town Board –7/8**
- **Clifton Park Planning TAC – 7/9**
- **Saratoga County Strmwtr – 7/10**
- **MJ Engineering – Park Planning -7/10**
- **Saratoga County Planning - 7/11**
- **NYS Webinar – DEC – 7/14**
- **Pardis Family- Subdivision – 7/15**
- **LA Group – Trail Docs – 7/17**
- **MJ - Planning Dept. J. Hakes – 7/18**
- **Planning Board – 7/21**
- **Town Board – 7/22**
- **Zoning Board – 7/23**
- **H. Gutheil – 7/24**
- **LaBella Eng. – Selfridge – 7/24**
- **MJ Engineering – Park Planning -7/25**
- **No Appts -Grant Submittals – 7/28-31**

Grants

In July and as of last week, the Town was Awarded the Following:

- **Saratoga County ED Grant – Sewer Ext. Planning (Complement EPG Submittal) - \$10,000 – 7/21**
 - To be used as 20% match for EPG
- **NYSEFC – EPG (Engineering Planning Grant) – Sewer Extension - \$50,000 – 8/6**
 - Combined with above, there will be no cost to the Town of Moreau.

The following grant has been closed out:

- **Saratoga County 2023 Trails Grant – Trail Equipment**
 - **Closed Out and Awaiting Reimbursement**
 - Anticipated Reimbursement of \$10,000, expected at end August/ early-September.

As discussed at the last Town Board meeting, the Department submitted grants to this year's CFA on July 31. The Department would like to particularly make the Town Board aware of the extensive letters of support provided to the Town in relation to grant requests. Individual letters were obtained from the following individuals:

- | | |
|--|---|
| 1. Congresswoman Stefanik | 11. Resident Gina LaClair |
| 2. Senator Tedisco | 12. Resident Bob Vittengl |
| 3. Assemblywoman Woerner | 13. Village of Ft. Edward - Mayor |
| 4. State Parks Reg'l Dir. Alane Ball-Chinian | 14. Town of Ft. Edward - Clerk |
| 5. Chamber President Tricia Rogers | 15. Town of Kingsbury - Supervisor |
| 6. SGF Superintendent Kristine Orr | 16. Village of Hudson Falls - Mayor |
| 7. HRVG Director Beth Campochiaro | 17. Town of Queensbury - Supervisor |
| 8. SEDC President Greg Connors | 18. City of Glens Falls – Mayor and ED Head |
| 9. Parks & Trails NY Dir. Paul Steely White | 19. Village of South Glens Falls - Mayor |
| 10. ISWMS Coordinator Blue Neils | 20. A/GFTC Director Aaron Frankenfeld |

I am very pleased with the support Moreau received. Of particular note is the adjacent community support in relation to the LWRP project grant as they are participating communities.

Open Grants

Betar Park Planning - The Town received its first bill for the Betar Park Planning (Awarded 2024 CFAs); The contract is being executed and this will be submitted for reimbursement after payments at the end of the month. Refunds should take 2 to 4 weeks.

Saratoga County Economic Development Grant 2024 - This is for the bathroom upgrades. Per discussion with the Recreation Director, the items will be purchased shortly and some spending has occurred. **Final Close Out – November 2025.**

A/GFTC Grant - In discussion with Regional DOT rep. Grant was delayed earlier this year related to federal Government Grant revisions. Grant is moving forward.

Saratoga County Trails Grant 2024 - This is for the handicapped kayak launch. Discussed with Recreation Director. He plans looking at this after ED grant closure.

SAM - This is the grant for \$100,000 secured through Assemblywoman Woerner's Office. The final paperwork and budget was completed by this Office and submitted to DASNY, this will be the final step we have any involvement in. Next it get final approval from DASNY then up to the Second Floor for final approval. Estimated award - Late 2025 to Early 2026.

Pending Grants

As mentioned, CFAs we submitted end July. Aside from those, the Town has the following pending applications:

LGE – Shared SGF and Moreau Saltshed – Submitted January 2025.

Saratoga County Trails 2025 – Trail Planning at Nolan Road, will complement RTP and HRVG submittals. Submitted July 2025

Upcoming Grants

HRVG Conservancy Grant - Trails Planning for \$75,000. Will be used toward match for RTP submitted July 31. Additional match will include submitted Trails Grant.

Saratoga County DOH- Accessible Playground - This grant is a pass-thru from NYSDOH to the County. Funding is allocated up to about \$48,000+/- . As the Town Board allocated monies to complement the Assemblywoman's SAM grant, this will reduce the Town's obligation. Max award is \$25,000- Moreau will put in for the max but may be reduced dependent on application.

EPA Stormwater Audit

EPA Returned audit. Noted potential areas of concern related to permit compliance with new v. old permit. Reviewing with ISWMS and will provide responses. Discrepancy is related to new permit requirements for deliverables v. EPA statutes. Will clarify between ISWMS, NYSDEC and EPA.

Local Laws

As the Town Board is aware, the Department worked closely with Counsel on LL#9 and #10 over the passed month.

Local Law #9 was modified over the past few months per Board and Staff discussion eliminating multi-family in the M districts. Single-family with a special use permit remains. Additionally, this office opted to eliminate the Battery Storage provisions as more information should be obtained due to concerns seen state-wide. Due to this, this may be a portion of the law that it is better to be adopted later.

Local Law #10 has been clarified slightly since the first version viewed by the Board. The law clarifies the role of the BPD coordinator in this law.

From the last Town Board meeting, there was some concern on the Board related liability in a Board declaring a structure unsafe. It should be noted that the Board has many resources to rely on for these determinations including Town Staff and Town-Designated Engineers. It is foreseen that this law would be used rarely as it is in other communities that have similar legislation.

Other: (Current Notes)

As budget season is approaching, the office is reviewing feasibility for the use of e-permit and e-application submissions, electronically tracking complaints and close-out or resolutions of those, large project tracking, and fee and escrow tracking and billing (escrow replenishment). Much can be done on existing programs or with inexpensive software. Additionally, **It is foreseen that mapping software will be needed to keep up with lot lines changes, zoning changes, and to provide analysis related to subdivision and site plan review.**

The Department is working MJ Engineers along with the Supervisor's Office to clarify the scope and facts related to the Marine Drive area drainage district. MJ has begun reviewing and responded with questions. The Town has planned a more detailed meeting for 8/11. This Department provided maps, minutes and other materials pertinent for review. After the 8/11 meeting, MJ will develop a scope and proposal.

In relation to the **EPG**, MJ in Spring 2025 gave a general quote in a range that would consider the NYS Award and Saratoga County Award to **ensure that the Town would not have to cover any match**. On 8/7 this Department asked MJ for a formal proposal to be reviewed and approved by the Town Board at a letter date. **Required paperwork was submitted to EFC as of 8/7/2025.**

Public Hearing requires mailing of notices to property owners within 500' of a property line. In August alone, up to 8/8 this cost totaled to just under \$150 with more expected. **The Department has and will continue to look for examples of charging back to applicants so as to not require town funds to be used to notice a project a private developer may be undertaking.** Further research is needed and will be provided

Saratoga County Planning has sent a Save the Date for the Annual Planning and Zoning Conference. The Planning and Zoning Board had excellent attendance last year. The Conference is highly educational and examines issues in land-use and development in Saratoga County. The Town Board may wish to attend particularly as the Board deals with Solar Uses and continues to deal with PUDS the date of the Conference is Wednesday, February 11, 2026 in SS.

State Parks has requested to meet with the Town and Saratoga County in relation to trail development in and around Moreau Lake State Park. The purpose is to discuss County, Town and MLSP master Trails Plan. This will also discuss links to Saratoga PLAN trails (Palmer Ridge Trails). The Meeting will be at the County Planning Office on August 20th at 10am and will be attended by, from State Parks - MLSP Park Manager – Kevin Dinon and Regional Trails Coordinator – Philip Corney. From Saratoga County Planning by Planning Director – Jason Kemper; and from the Town, Building, Planning and Development Director.

Permit Report for July of 2025

<u>Permit#</u>	<u>Fee</u>	<u>Applicant</u>	<u>Address</u>	<u>Type and Value of Project</u>	
178	\$50	Solar Solutions	516 Old Saratoga Rd	Solar	\$30,000
179	\$120	Music, Mike	195 Mott Road	Laundry Shed	\$12,000
24-202	\$112	Westover, Jason	33 Thornapple Dr	Garage	Renewal
180	\$50	GF Development	25 Merritt Road	Deck	\$7000
181	\$50	GF Development	25 Merritt Road	Renovation	\$60,000
182	\$50	Victor, Josh	8 Paris Road	Pool	\$30,000
183	\$50	Rogge, Dave	77 Lamplighter Acres	Demo	-
184	\$50	Grabowski, Maureen	16 Sandy Blvd	Shed	\$5000
185	\$50	Mansman, Chris	27 Grey Fox Drive	Deck	\$7000
186	\$50	Rice, Jens	40 Whitebirch Est	HCP Ramp	\$5000
187	\$50	Stone Industries	16 Elmwood Drive	Septic	-
188	\$50	Bovair, Jason	23 North Road	Deck	\$10,000
189	\$25	Mattes, Amy	24 Kimberly Lane	Fence	\$6000
190	\$25	Bashura, Matt	33 Winterberry Lane	Fence	\$5000
ZBA	\$1500	Seaboard Solar	Potter Road Solar	Solar-Large	-
191	\$727.7	Greenwood, James	4 Edens Way	Residential	\$450,000
192	\$25	Caffarel, Jen	60 Merritt Road	Fence	\$4000
193	\$200	BKM Industries	1377 Route 9	Office Reno	\$100,000
194	\$601.2	McKenna Const.	350 Selfridge Road	Residential	\$400,000
195	\$50	Scott, Devin	24 Winterberry Lane	Deck	\$10,000
196	\$25	Knapp, James	28 South Road	Fence	\$5,000
197	\$25	Superior Fence	9 Macory Way	Fence	\$7,000
198	\$50	Iuliano, Peter	3 Amber Lane	Generator	\$5,000
199	\$140.8	Hall, Ty	22 Maplewood Dr	Gazebo	\$10,000
200	\$134.4	Webb, Bryan	570 Clark Road	Garage	\$30,000

201	\$50	Dreimiller, Matthew	5 Connor Drive	Reroof	-
202	\$50	McGough, Ryan	13 Royal Pines Drive	Pool	\$35,000
203	\$50	Mate, Dan	15 Jacobie Road	Shed	\$3000
204	\$25	Scribner, Sara	5 East Road	Fence	\$2000
205	\$50	Howard, Mike	131 Feeder Dam Rd	Pool	\$25,000
206	\$25	Aiken, James	91 Hatchery Road	Fence	\$1000
207	\$150	Rogge, Dave	77 Lamplighter Acr	MH Install	\$90,000
208	\$150	Rogge, Dave	158 Lamplighter Acr	MH Install	\$90,000
209	\$50	Rogge, Dave	166 Lamplighter Acr	Demo	-
ZBA	\$150	Signor, Colin	3 Anderson Road	2 Lots	-
210	\$25	Carr, Jeffrey	2 Winterberry Lane	Fence	\$2000
211	\$50	Palmer, Nathan	20 Jackson Road	Patio	\$1500
212	\$50	Thorne, Mike	53 Winterberry Lane	Deck	\$10,000
213	\$25	Symer, Dan	18 Sandy Blvd	Fence	\$5000
214	\$50	Symer, Dan	18 Sandy Blvd	Shed	\$3000
215	\$50	NYS OPRHP	605 Old Saratoga Rd	Septic	-
216	\$50	NYS OPRHP	605 Old Saratoga Rd	Septic	-
PB	\$250	TIER 1	134 Spier Falls Rd	Prelim Fee	-
217	\$569.9	Cerrone Builders	2 Hidden Pond Way	Residential	\$450,000
BP	\$20	Johnson, Dave	257 Fort Edward Rd	Burn Permit	-
218	\$50	Burdick, Dean	169 Reservoir Road	Septic	-

June 29, 2025 - July 5, 2025

June 2025

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

July 2025

Su	Mo	Tu	We	Th	Fr	Sa
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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							
8						JULY 4TH	
9			I/W - Rapid Rof		CC Septic; 2 Pine		
10			Carport Final - E				
		FTG - Munder; 1		FTG Carport - 21			
11				Ftgs Garage- 20			
12 PM							
1					FTG - 2025-149		
		Septic - Mcguir		Septic - 2025-1;			
2							
3					Deck & Fence -		
4							
5							
6							

July 6, 2025 - July 12, 2025

July 2025

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

August 2025

Su	Mo	Tu	We	Th	Fr	Sa
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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
	6	7	8	9	10	11	12
7 AM						Katrina Day Off	
8					Perc - Morning		
9					Site Visit - Dille		
10			Final Carport &	Site Bolvin; 161;	Town Truck - Storm Bspa Joshua Westfa	Shed CC - not h	
11				site visit; 27 Gre	ISWM Progr Month Meetin Schwer Buildin Blue R.		
12 PM		Matt Off Vacation 1/2 Day				Septic - IBS; 37C	
1				FRM - Moreau T.			
2							
3							
4			PLB - McKenna;	Garage - Final ;			
5							
6							

July 13, 2025 - July 19, 2025

July 2025

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

August 2025

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30	31					

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	13	14 Katrina Day Off	15	16	17	18	19
7 AM							
8							
9							
		Ftg Deck Paddo	Site Devon Scot	Insu McKenna; :	Walls Munder; 1		
10		CC Shed Marsh;	Site Grabowski :	Site Shane and I	CC Shed - Miran	CC Garage Mon	
				*fence - caffarel	Packets	Walls Casey; 67-	
11						FTG - mansman;	
			*FRM - Cerrone;				
12 PM							
1					Septic - Stone; 1		
		Pibg Smith; 180				Septic - Smith; :	
2							
3			Septic IBS Fishe		Frm Deck Paddc		
					site visit - powe		
4							
5							
6							

July 20, 2025 - July 26, 2025

July 2025

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20	21	22	23	24	25	26
27	28	29	30	31		

August 2025

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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
	20	21	22	23	24	25	26
7 AM							
8						Matt Off Vacation Day	
9				Bkfl Munder; 13	I/W - Next Gen		
			I/W Arnold; 301	Site Shane McC			
10			FTG - McKenna;	FTG Deck - Scot			
		Site Visit; edens			Josh - Truck		
11		Site visit ; Hidde			Joshua Westfall		
12 PM							
1		Site Visit - Harri					
			CC Deck Seely; 1	Fence CC - Carr;	INSUL - Arnold;		
2							
3		site visit; 15 Jacc			I/W Arnold; 180		
4							
5							
6							

July 27, 2025 - August 2, 2025

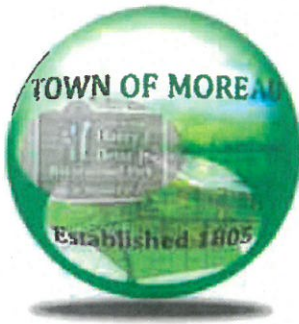
July 2025

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August 2025

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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	27	28	29	30	31	1	2
7 AM							
8							
9		Reno - ; 225 Whi	FTG Garage- Cr	Site Old Saratog		Wall - Casey; 67	
10		FTG / FLR - Case	Septic Rios; 16 E	I/W - Dickinson;	Site Strassburg;	CC Shed Brewer	
		Pre Pour/ Site V	FINAL Deck & P		Site Sign Alden;	CC Roof Cox; 65	
11							
12 PM			kat 1/2 day	Found	Septic IBS Seybr		
1		Rough FRM/ PL					
		Roof - Next Ger		Septic McKenna			
2							
3						CC Shed Baker;	
						ISUL - Cerrone;	
4							
5							
6							



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

JULY 2025

Address	Date	Nature of Complaint
25 Merritt Rd SGF	7/1/2025	Finally got ahold of the contractor and had him come in to pay for his permits. No violation.
516 Gansevoort Rd 34 Feeder Dam Rd	7/2/2025	They received my letters and got their lawns cut. No violation
148-172 Gansevoort Rd Gansevoort	7/2/2025	This property owner had fixed up one of the barns and built a 4 br, 1 bath residence and advertised the rental on Facebook. Unfortunately, this is not an allowed use in R5. A letter of violation has been sent.
35 Rivercrest Rd Gansevoort	7/3/2025	This homeowner appears to be almost in compliance as he submitted 3 applications for his shed, the fence surround by his pool is finally completed. We are waiting for his electrical inspection. He is due in court again later this month.
18 Michael Dr Moreau	7/7/2025	The homeowner came in and complained about 2 of his neighbors and their grass height. I investigated and agreed, letters of violations have been sent.
16 West Rd SGF	7/7/2025	The owner had contacted me for some help as her son's ex-girlfriend will not vacate the home that they were renting. I explained this is a civil matter and she needs legal counsel.
Old Court House Moreau	7/7/2025	I had sent an email, and the property owner got a crew to cut the grass. No violation.

1378 Rt 9 Memory Lane Auto Moreau	7/7/2025	I had sent a letter of violation. So far 9 cars have been removed and much of the grass/weeds have been cut down.
14 Michael Dr Moreau	7/7/2025	I sent a letter of violation as the height of the lawn is about 2 feet tall.
529 Selfridge Rd Gansevoort	7/7/2025	The new owner came in to get a copy of the CO for the garage and National Grid. It was explained to him the garage only has a CC as it is not a dwelling unit.
124 Selfridge Rd Gansevoort	7/8/2025	I had sent the property owner a letter of violation as the property had become a junkyard. He called me for an update, and so far 2 campers, a boat, a couple of cars and a trailer have been removed. He expects it to be done by the end of the summer.
16 Sandy Blvd SGF	7/8/2025	The property owner came in and submitted her shed application. No violation. She also grabbed a fence application.
108 Redmond Rd Gansevoort	7/8/2025	The little red trailer has started to be demolished. The neighborhood already looks better.
10 Jon Kay Rd Moreau	7/8/2025	I noticed that the grass was very tall and sent a letter of violation.
18 Michael Dr Moreau	7/8/2025	The wife of the original complainant came in to ensure her husband complained enough about the condition of their neighbor at #16.
16 Michael Rd Moreau	7/8/2025	I went to the property to verify what was there. I spoke with the owner, who is currently injured and he will have someone cut his grass and clean the mess. I did send a letter of violation as well.

18 Park Rd SGF	7/9/2025	After 2 years, I managed to track down the homeowner of this vacant home and took her to court. She is short on money; however, she will hire someone to clean up the yard at this abandoned house.
65 Tanglewood Dr SGF	7/9/2025	The property owner had come in to discuss the illegal fence in his front yard. He will most likely install a metal chain-link type to be in compliance.
9 Elmwood Dr SGF	7/9/2025	A neighbor complained about the smell and bugs that are coming from the pool area. In checking, the pool has not been used in years, and the yard is terribly overgrown. A letter of violation has been sent.
49 Feeder Dam SGF	7/9/2025	I happened to see the roofing contractors strip the entire roof including the decking. That is not allowed without a permit. A permit has been dropped off. No violation.
5 East Rd SGF	7/9/2025	The homeowner had a fence and posts sitting in their driveway. They finally started installing it, no permit. A letter of violation was sent.
1293 Rt 9 Moreau	7/10/2025	This old defunct motel and abandoned house have been sitting there looking terrible. I sent a letter of violation for lack of maintenance.
60 Merrit Rd SGF	7/10/2025	I had written to the homeowner when I noticed that they had a new fence. When checking our records, we had no application. They came in and applied for a permit. No violation.
148-172 Gansevoort Rd Gansevoort	7/10/2025	The owner stopped in and wasn't aware that he could not rent the 4-bedroom living area built into his new barn. He cancelled the rental ad with the realtor, and he will use this for his employees. No violation.
NYDOS	7/11/2025	1 hour in-service training

1318 Rt 9 Moreau	7/11/2025	This is the old Hoffman's property, and I finally got them to cut the grass and make it look a bit better. No violation.
1378 Rt 9 Moreau	7/11/2025	The property owner contacted me after receiving my letter. He had leased out the property and had not seen it in a while. The property has been cleaned up and most of the junk cars have been removed with only a couple remaining. They will be coming out as well.
14 Willow St SGF	7/14/2025	A neighbor complained about chickens and the fact that they were coming out of the backyard and wandering around the neighborhood. As it turns out, the property owner never got a permit. A letter of violation has been sent along with an application.
9 Ryder La SGF	7/14/2025	Another letter has been sent to get compliance. The yard looks terrible, tall grass and junk and the pool has been open for a long time and the water has never been cleaned.
13 Tanager Way SGF	7/14/2025	Once again, this tenant does not want to accept that any type of mold issue that exists in his apartment is between him and Schermerhorn as per their lease agreement. I expect that they will take the landlord to court.
188 Ft Edward Rd	7/17/2025	FOIL Request
530 Gansevoort Rd SGF	7/17/2025	A neighbor called to complain that the homeowner has someone staying in an RV Camper in the backyard that is hooked up to power and water. They believe that the camper is dumping the gray water.
408 Reynolds Rd Moreau	7/18/2025	A potential buyer was asking if this C-1 property could house a garage door company on site. I referred them to speak with Josh.
2 Christie La. Moreau	7/18/2025	A neighbor complained about this homes lawn as it has not been cut yet this year. A letter of violation has been sent.

297 Ft Edward Rd SGF	7/18/2025	A neighbor from Pheasant Way called up complaining about the homeowner's kid riding his 4-wheeler day and night in his yard as well as playing obscene music very loud so you cannot have your windows open or sit outside. A letter of violation was sent as well as advising them to contact SGF PD if it continues.
400 Selfridge Rd Gansevoort	7/21/2025.	The homeowner still has an open permit and electrical inspection that needs to be closed, a letter was sent.
6 Winterberry La Ft Edward	7/21/2025	The homeowner still has an open permit and electrical inspection that needs to be closed, a reminder letter was sent.
530 Gansevoort Rd Moreau	7/21/2025	A neighbor complained that the RV trailer in the backyard is hooked up to power and water and believes that someone is staying in it full time. I have been unable to contact the owner; a letter of violation was sent out.
526 Gansevoort Rd Moreau	7/21/2025	The homeowner still has an open permit and electrical inspection that needs to be closed, a reminder letter was sent.
11 4 th St SGF	7/22/2025	A neighbor complained about several dogs barking all day and night and the homeowner refused to do anything. Also, the stink from the dog's waste makes it so you cannot be outside. I notified Jimmy Cordiner and expect that he will be able to speak to them. I also referred to her to contact the Village Code Enforcement.
10 Holly Dr Gansevoort	7/22/2025	A neighbor complained about the kids from across the road as they drive their go-carts all day long, up and down the streets, and with the windows open, it is very loud. A letter of violation has been sent as well as the suggestion to call the Sheriffs office as they can enforce this.
194 Ferry Blvd SGF	7/22/2025	The home in question had a fire some years ago. The neighbor was complaining that the home is open, and kids were entering the house. I have sent a letter to the owner that lives in Lake George and have not heard back. A second letter was sent.

195 Redmond Rd Gansevoort	7/23/2025	I have written a final notice to the homeowners who have a junkyard in their backyard and have not responded to previous letters. They currently have a large truck trailer, several boats and unregistered vehicles, jet skis and piles of garbage.
1365 Rt 9 Moreau	7/23/2025	I have sent a letter of violation to the owner of Pioneer Truck Sales, and since then they have started cutting the grass and working on getting some of the vehicles moving.
Moreau Court 35 Rivercrest Rd	7/23/2025	The property owner and his attorney were a no show in court. Adjourned until 8/6 9am
1337 Rt 9 Moreau	7/24/2025	I checked out this home as they had piles of dirt in the driveway and an excavator. Apparently, they found some buried garbage, but they leveled out the property and dug a hedgerow to separate the bordering properties. No violation.
9 Holly Dr Gansevoort	7/29/2025	A neighbor complained that their 3 dogs are unregistered and run loose throughout the neighborhood. Also, their kids ride an atv all around the neighborhood. A letter of violation was sent, Jimmy Corinder has been notified
530 Gansevoort Rd Moreau	7/29/2025	Another complaint came in from a neighbor stating that someone is living in an RV trailer behind the house. A letter was sent a week ago, I will be paying them a visit.
1293 Rt 9 Moreau	7/29/2025	I had sent a letter to the owner of this old former motel to clean up her property. She had her son go over and cut the grass and put up the for-sale sign again. No violation.
81 Harrison Ave SGF	7/29/2025	Demolition was supposed to start on or after 7/28 on this burnt-out house. As of this writing, it has not begun.
9 Elmwood Dr SGF	7/29/2025	I checked the property again to see if any cleanup progress has happened, it appears that nothing was done. A second letter of violation has been sent.

[illegible]

TOWN CLERK'S OFFICE
MONTHLY REPORT
July 2025

Here is a summary of our June water/sewer collection activities:

Water payments collected in July	\$39,634.44
Sewer payments collected in July	\$46,201.48

In the month of July, this office completed the following tasks in addition to collecting the various fees represented in the attached Financial Summary Report.

MISC.

Peddlers Licenses – 7
Notary Services Offered – 39
NYSDEC Licenses Issued – 31
FOIL requests processed all or in part – 19
Certified Copies of Death/Birth Certificates – 31
Certified Copies of Marriage Licenses July 2025: 10 (July 2024: 1)
Handicapped Parking Permits Issued – 26 permanent, 9 temporary

DOGS

Dog License Renewals/Delinquent Notices Mailed – 98 / 96
Dog Licenses issued – 8 new & 84 renewals, 48 of which belong to seniors 60+.

MEETINGS

Participated in Town Board meetings on July 8, July 15, and July 22, and the month-end audit July 22.

MINUTES

Produced draft minutes for Town Board meetings dated July 8, 15, and 22, and for the month-end audit July 22.

TRAININGS

Maria attended an online class with the NYS Archives, Dianne attended school tax training with NERIC in Albany, and I participated in office violence/de-escalation training offered through NYSTICA, and MWBE training offered by NYSDOS.

NOTES

In July/August my team begins ramping up for school taxes. Behind the scenes we are updating records on accounts that have recently changed ownership, preparing the printed bill language, and updating escrow records.

If you have any questions, please do not hesitate to speak with me.

Erin Trumbley
Town Clerk

submitted 8/5/2025

Account#	Account Description	Fee Description	Qty	Local Share
A1255	Conservation	Conservation	7	16.30
	Marriage Lic.	MARRIAGE LICENSE FEE	1	17.50
	Misc. Fees	Certified Copies	10	100.00
		Misc. Fee	1	11.00
		Photocopies	36	9.00
		Sub-Total:		\$153.80
A2089.11	Misc. Fee	Rec. Pavilion Rental	16	800.00
		Sub-Total:		\$800.00
A2089.12	Misc. Fees	Rec. Field Use Fees	2	85.00
		Sub-Total:		\$85.00
A2089.13	Misc. Fees	Rec-Flag Football	21	660.00
		Sub-Total:		\$660.00
A2089.3	Misc. Fees	Rec-basketball Fees	13	730.00
		Sub-Total:		\$730.00
A2089.5	Misc. Fees	Rec-soccer Fees	2	1,249.00
		Sub-Total:		\$1,249.00
A2501	General Lic.	Peddler License	7	400.00
		Sub-Total:		\$400.00
A2540	Wagering Fees	Bingo Proceeds	12	139.71
		Sub-Total:		\$139.71
A2544	Dog Licensing	Female, Spayed	48	432.00
		Female, Unspayed	8	96.00
		Male, Neutered	35	315.00
		Male, Unneutered	1	12.00
	Senior 60+ Discount	Senior 60+ Discount	50	-250.00
		Sub-Total:		\$605.00
B1560	BUILDING PERMITS	1-Family Dwelling Addition/sq ft	2	1,171.16
		Large Scale Solar	2	1,550.00
		Mobile Home Install	1	350.00
		Other Building Dept Permits	3	300.00
		Residential Accessory/sq ft	18	1,984.92
		Sub-Total:		\$5,356.08
B1589	Building Dept Permits	Burn Permits	1	20.00
		Fence Permit	8	250.00
		Swimming Pool Permit	4	200.00
		Sub-Total:		\$470.00
B1601	Misc. Fees	Death/birth Cert.	31	310.00
		Sub-Total:		\$310.00
B2115	Subdivision of Lands	Subdivision Prelim Review	5	250.00
		Two-Lot Subdivision	1	150.00
		Sub-Total:		\$400.00

Account#	Account Description	Fee Description	Qty	Local Share	
CWD 2140	Misc. Fees	CWD - Rents	15	23,643.25	
			Sub-Total:	\$23,643.25	
CWD 2142	Misc. Fees	CWD - Capital Charges	15	8,891.45	
			Sub-Total:	\$8,891.45	
CWD 2144	Misc. Fees	CWD - Miscellaneous Fees	7	560.00	
			Sub-Total:	\$560.00	
CWD 2145	Misc. Fees	CWD - Capacity & Expansion Fees	1	6,700.00	
			Sub-Total:	\$6,700.00	
CWD 2148	Misc. Fees	CWD - Penalties	9	99.74	
			Sub-Total:	\$99.74	
GI360	Misc. Fees	Sewer District I	5	46,201.48	
			Sub-Total:	\$46,201.48	
Total Local Shares Remitted:				\$97,454.51	
Amount paid to:	NYS Ag. & Markets for spay/neuter program			110.00	
Amount paid to:	NYS Environmental Conservation			238.70	
Amount paid to:	State Health Dept. For Marriage Licenses			22.50	
Total State, County & Local Revenues:		\$97,825.71	Total Non-Local Revenues:		\$371.20

To the Supervisor:

Pursuant to Section 27, Sub 1, of the Town Law, I hereby certify that the foregoing is a full and true statement of all fees and monies received by me, Erin Trombley, Town Clerk, Town of Moreau during the period stated above, in connection with my office, excepting only such fees and monies, the application of which are otherwise provided for by law.

Supervisor

Date

Town Clerk

Date

**Town of Moreau Highway
Monthly Report
July 2025**

Road Work:

1. Roadside bulk garbage clean up
2. Tree trimming & cutting townwide
3. Patching done as needed, townwide
4. Straightened signs/ sign work, cleared for visibility
5. Street sweeping townwide
6. Roadside mowing
7. Selfridge Rd.- Ditch cleaning & driveway culvert pipe replacement
8. Harrison Ave.- Blacktop prep., milling, paved,
9. Grants Way- Blacktop prep., paved
10. Reservoir Rd. (west of Rte. 32)- Blacktop prep.
11. Meadow Dr.- Helping T.K.C.
12. Storm damage clean up

Other Work:

1. Yard & shop work
2. Hauled stone
3. Mowed landfill
4. Tree work at West River Rd. cemetery

Chris Abrams
Highway Superintendent

Town of Moreau Monthly Report

Transfer Station

July 2025

- 1. Accepted Recycling from residents/ non-residents.**
- 2. Accept trash from residents and non-residents.**
- 3. 10 pallets of Electronics Recycling were pulled for month of July.**
- 4. Village of South Glens Falls has been bringing in brush.**
- 5. Total revenue for July was \$27,580.00, an increase of \$3638.00 from July 2024(\$23,942.00).**

*Moreau Recreation and Building & Grounds Department Monthly Report –
July 2025 Prepared by: Jeremy Brogan, Recreation Director*

Buildings & Grounds:

Rec staff:

Completed monthly playground inspection.
Cleaned up boat launch weekly for garbage.
Documented monthly townhall fire suppression system.
Mowed the park and all the fields.
Hired and trained 4 seasonal laborers
Mowed Industrial Park /Nolan Rd
Cemeteries cleaned / mowed
Light replaced in Building Dept at Town Hall
Cleaned up a fallen tree at West River Cemetery

Sand Bar Beach:

Weekly checks on buildings and grounds.
Mowed and cleaned up property
Put Ropes and Buoys out
Received sand from SGF village DPW
Raked and cleaned up beach and pavilion area
Cleaned up geese droppings-daily
Cleaned playset and pavilions
Cleaned interior of building and organized
Insured all safety equipment is readily available for lifeguards
Safety Plan and Beach Permit posted and available
Opened Sandbar Beach 07/13/2025
Purchased decoys for the beach-geese problem

Changed beach hours from 10am-4pm to 10am-6pm as of 7/20/2025

Purchased toddler swing

Removed bees' nests at Sandbar Beach

Toro Grooming Rake for beach repaired and utilizing

Sandbar Beach guests total 157

Replaced umbrella hardware on lifeguard chair

Worked on volleyball court levelling

Purchased water cooler/microwave for beach

Replaced restrooms soap dispenser

Men's room sink fixed

Removed beaver dam

Installed AED, Installed fire extinguisher

Removed and dropped off broken grinder pump for repair

Harry J. Betar Recreation Park:

Rec staff:

Painted and lined all fields weekly

Rented 39 pavilions

Installed dugout roofing

Completed soccer, baseball, softball, rec season.

Tournaments at Rec: Rec Allstars, Boys Bantam, Boys Minors, Legion Saratoga Stampede, SGF Shock, Titans and SGF Blue.

Accepted bleachers built and installed bleachers on boys' field

Big 3 basketball Camp underway June 30-July 30th

Flag Football registration forms being accepted

Shawn Weller moved piles of dirt to the bowl.

Jim Girard fertilized park.

Pumped water off fields after storms

Plumbing in multiple restrooms leaks fixed.

Replaced and fixed irrigation on field #3 infield

GE well drilling started near bowl.

Accepted delivery of multiple playground equipment

July 2025 Water & Sewer Monthly Report

- Picked up towns bypass pump from Walter Pratt & Sons after repair was done on seals and gaskets
- 7-2 Shut off Sisson Reserve water so maintenance could repair water service connections in community
- Collected Lead & Copper samples and turned in to JH lab for testing results sent to Saratoga County Department of Health
- Bluebird Rd Pump station upgrade began 7-8-25
- Responded to call from Rec Dept. for grinder pump issues @ the beach found the pump in tank to be broke/ gave them a loaner E-one grinder pump while theirs was sent out for repair
- 78 Lamplighter sewer call in/I.B.S called to pump/clean station out 1 loaner was put in station while bad pump was sent to Siewert for repair
- Picked up 2 pumps from Siewert that were being repaired while dropping off the 1 from 78 Lamplighter
- 244 Lamplighter call in station in high wet well due to flushing wipes & grease/I.B.S called to pump/clean station/ both pumps were incased in grease and wipes/ loaners were put in station while damaged pumps were taken to Siewert for repair
- EPA Sampling was done on 7-15-25 From both entry points Queensbury-nolan Spierfalls rd- SCWA
- 7-16-25 Resident from 26 Donna called with water leaking in basement-water service was shut off @ the road so plumber could make repairs
- 7-20-25 When doing the daily rounds on Saturday I checked Bluebird Road Pump Station to inspect it and make sure it was operational because right now the station is under-going construction due to the upgrade taking place. When I showed up I opened the tank to find the station in high wet well. I had assumed the bypass pump was the cause of this -either a clog or possibly a buildup of rags. So, I contacted Watler Pratt & sons and rented a new bypass pump to get us by until Monday -where jeff and I could take the towns pump apart and see if it was clogged or damaged. Jeff was called in to assist me during this emergency. We then contacted I.B.S to have the station pumped out of sewage and to be disposed of @ our Farnin rd station. Once the tank was pumped down we could visually see construction debris in our inlet baffle inside the tank from work being done by Adirondack Septic. I.B.S cleaned the tank of all the debris, jetted the inlet line clear & the station was back in working order.

- Back flow preventer/meter installed @ Mac rd water tower for company doing work at the rec
- 7-23-25 Jeff and I attended AWWA water conference for credits towards maintaining our water license
- 7-27-25 Called in to work on Saturday for main water service @ sweets trailer court leaking service was shut off @ the road and line as repaired in meter pit. Service was turned back on after the completion of the repair
- 338 Lamplighter sewer call in Siewert called in to diagnose the issue with the station. They determined the electrical service wires to be the issue going to the station . Repaired planned/ involving Jeff & I to dig it up by hand and replace the service wires going to the station

July 2025

Daily Rounds

Daily rounds are done 365 days a year

from 7:00am-10:00am

- **Mac Rd Water Tower** – Check chlorine residual by taking a test from faucet with pocket analyzer [] Record cl2 usage [] Fill chlorine barrel if chlorine is low [] Check & record live reading of Hach analyzer [] Monitor reagents & change if low [] Daily housekeeping of station
- **Spier Falls Pump Station**- Check chlorine residual by taking a test from faucet with pocket analyzer [] Check & record live reading of Hach analyzer [] Monitor reagents & change if low [] Record water usage reading from SCADA [] Record total water usage reading from meter on pipe [] Daily Housekeeping of station
- **Route 9 Sewer Station**- Check Both Pumps in tank are Operational & Functioning properly [] Check for alarm history on SCADA [] Take reading from Nolan for total sewer usage & daily flow [] Daily Housekeeping of station
- **Sisson Rd Water Tower**- Check chlorine residual by taking a test from faucet with pocket analyzer [] Record cl2 usage [] Fill chlorine barrel if chlorine is low [] Check & record live reading of Hach analyzer [] Monitor reagents & change if low [] Daily housekeeping of station
- **Farnin Rd Sewer Station**- Check Both Pumps in tank are Operational & Functioning properly [] Check for alarm history on SCADA [] Take daily sewer usage reading & log it into notebook for monthly report [] Daily Housekeeping of station
- **VanBuren Sewer Station**- Read sewer totalizer & log it into note book for monthly report [] Daily housekeeping of station
- **Nolan Rd Water Tower**- Check chlorine residual by taking a test from faucet with pocket analyzer [] Record cl2 usage [] Fill chlorine barrel if chlorine is low [] Check & record live reading of Hach analyzer [] Monitor reagents & change if low [] Document SCADA information from the computer into daily report book [] Adjust height of water in tower depending on demand from SCADA [] Check emails & respond [] Check voicemails & respond [] Daily housekeeping of station
- **BlueBird Sewer Station**- Check Both Pumps in tank are Operational & Functioning properly [] Open enclosure and check pump panel for correct operation & maintenance [] Daily housekeeping of facility

Water usage in 1000 gallons

DATE	Queensbury Nolan Flow	Saratoga Interconnect Flow
Jul-01	1,328	150
Jul-02	1,110	150
Jul-03	1,272	150
Jul-04	1,494	150
Jul-05	1,067	150
Jul-06	1,100	150
Jul-07	1,424	150
Jul-08	1,502	155
Jul-09	1,451	150
Jul-10	1,474	150
Jul-11	1,360	150
Jul-12	1,334	150
Jul-13	1,148	150
Jul-14	1,079	150
Jul-15	1,192	160
Jul-16	1,525	150
Jul-17	1,391	150
Jul-18	1,370	150
Jul-19	1,527	150
Jul-20	1,397	150
Jul-21	1,385	150
Jul-22	1,250	150
Jul-23	1,774	150
Jul-24	1,054	150
Jul-25	1,550	150
Jul-26	1,537	150
Jul-27	1,535	150
Jul-28	1,061	150
Jul-29	1,079	227
Jul-30	1,407	150
Jul-31	1,355	159
TOTALS	41,532	4,751

Industrial Park

Jul-25	Readings	Usage
7/1/2025	3,032	15,000
7/2/2025	3,047	6,000
7/3/2025	3,053	12,000
7/4/2025	3,065	12,000
7/5/2025	3,077	10,000
7/6/2025	3,087	17,000
7/7/2025	3,104	20,000
7/8/2025	3,124	20,000
7/9/2025	3,144	21,000
7/10/2025	3,165	19,000
7/11/2025	3,184	14,000
7/12/2025	3,198	18,000
7/13/2025	3,216	5,000
7/14/2025	3,221	12,000
7/15/2025	3,233	19,000
7/16/2025	3,252	8,000
7/17/2025	3,260	16,000
7/18/2025	3,276	13,000
7/19/2025	3,289	3,000
7/20/2025	3,292	25,000
7/21/2025	3,317	12,000
7/22/2025	3,329	22,000
7/23/2025	3,351	13,000
7/24/2025	3,364	9,000
7/25/2025	3,373	15,000
7/26/2025	3,388	19,000
7/27/2025	3,407	8,000
7/28/2025	3,415	21,000
7/29/2025	3,436	22,000
7/30/2025	3,458	9,000
7/31/2025	3,467	13,000

Route 9 P.S. Sewer

Jul-25	Readings	Usage
7/1/2025	13,325,554	63,236
7/2/2025	13,388,790	70,240
7/3/2025	13,459,030	84,979
7/4/2025	13,544,009	50,362
7/5/2025	13,594,371	60,958
7/6/2025	13,655,329	69,336
7/7/2025	13,724,665	71,699
7/8/2025	13,796,364	69,036
7/9/2025	13,865,400	64,198
7/10/2025	13,929,598	62,364
7/11/2025	13,991,962	74,971
7/12/2025	14,066,933	61,508
7/13/2025	14,128,441	64,460
7/14/2025	14,192,901	61,406
7/15/2025	14,254,307	64,013
7/16/2025	14,318,320	65,950
7/17/2025	14,384,270	67,443
7/18/2025	14,451,713	93,447
7/19/2025	14,545,160	64,182
7/20/2025	14,609,342	67,452
7/21/2025	14,676,794	63,478
7/22/2025	14,740,272	91,185
7/23/2025	14,831,457	47,987
7/24/2025	14,879,444	69,316
7/25/2025	14,948,760	70,233
7/26/2025	15,018,993	63,435
7/27/2025	15,082,428	51,986
7/28/2025	15,134,414	71,152
7/29/2025	15,205,566	67,271
7/30/2025	15,272,837	64,305
7/31/2025	15,337,142	54,160

Van Buren Sewer

Jul-25	Readings	Usage
7/1/2025	206,541,600	114,800
7/2/2025	206,656,400	98,080
7/3/2025	206,754,480	132,528
7/4/2025	206,887,008	95,648
7/5/2025	206,982,656	90,288
7/6/2025	207,072,944	133,728
7/7/2025	207,206,672	131,584
7/8/2025	207,338,256	127,424
7/9/2025	207,465,680	139,024
7/10/2025	207,604,704	122,624
7/11/2025	207,727,328	134,896
7/12/2025	207,862,224	119,200
7/13/2025	207,981,424	98,496
7/14/2025	208,079,920	118,160
7/15/2025	208,198,080	115,260
7/16/2025	208,313,340	106,484
7/17/2025	208,419,824	117,104
7/18/2025	208,536,928	112,258
7/19/2025	208,649,186	114,574
7/20/2025	208,763,760	128,432
7/21/2025	208,892,192	112,592
7/22/2025	209,004,784	161,664
7/23/2025	209,166,448	89,998
7/24/2025	209,256,446	105,122
7/25/2025	209,361,568	123,696
7/26/2025	209,485,264	129,104
7/27/2025	209,614,368	114,304
7/28/2025	209,728,672	135,568
7/29/2025	209,864,240	131,216
7/30/2025	209,995,456	104,016
7/31/2025	210,099,472	115,696