

A meeting of the Planning Board for the Town of Moreau, Saratoga County, State of New York was held at the Moreau Town Hall, 351 Reynolds Road, Moreau, NY 12828 and via Zoom on the 27th day of September 2021 at 7:00 pm.

Town of Moreau
Planning Board Meeting
Monday, September 27, 2021

Planning Board Members Present

Peter Jensen	Planning Board Chairperson
John Arnold	Planning Board Member
Erik Bergman	Planning Board Member
Gerald Bouchard	Planning Board Member
Ann Purdue	Planning Board Member
Adam Seybolt	Alternate Planning Board Member
Mike Shaver	Planning Board Member

Planning Board Members Absent

Meredithe Mathias Planning Board Member

Also present: Jim Martin, Zoning Administrator, Barbara Bartlett, Recording Secretary

The meeting was called to order at 7:00pm by Chairperson Jensen, and asked the Board if there were any deletions, additions, or corrections to the Planning Board Meeting minutes of August 16, 2021.

John Arnold made a motion to accept the minutes of August 16th as presented. Erik Bergman seconded. Gerald Bouchard and Ann Purdue abstained; none were opposed. Motion carries.

Jim Martin, Zoning Administrator, informed the public that Saratoga BioChar Solutions, LLC requested a tabling tonight, and has not rescheduled at this time.

Chairperson Jensen moved to the next item on the agenda.

Mr. Arnold made a request of Jim Martin, that future agendas include the name of the project (in addition to the name of the applicant). Mr. Martin agreed.

**#2 Schermerhorn Residential Holdings, LP
112 Harrison Avenue, South Glens Falls
Site Plan Review – Preliminary Stage**

Project Description: The applicant is proposing to construct four buildings with 4 dwelling units per building on an existing lot consisting of 2.02± acres. The footprint of each building will be approximately 37 ft. deep x 78 ft. in width. The project will include a kiosk-style building for mail

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delivery and 64 on-site parking spaces, 16 within attached garages and 48 surface spaces. A stormwater pollution prevention plan (SWPPP) is required. (Max Map No. 37.-1-18)

Travis Mitchell of Environmental Design Partnership presented site plan for 112 Harrison Avenue, for four (4) 4-unit buildings. \$2,500.00 escrow not yet received per Jim Martin, and the review has not gone to Laberge. Mr. Shaver inquired about fire hydrants, to which Mr. Mitchell replied that he would find out. Sewer needs to be approved by the Town Board in order to move forward, and the Planning Board's preliminary approval (at least) would be required before committing to sewer extension.

Mr. Bergman asked if the sidewalk would be extended, and Mr. Mitchell confirmed that it would. Mr. Shaver asked who would be responsible for the sidewalk maintenance and Mr. Mitchell said he would find out, though it seems to be completely on private property.

Mr. Arnold inquired about the "hammerhead" on the map between units 3 and 4 and Mr. Martin replied that it was an emergency vehicle turnaround. Ms. Purdue asked if there were plans to undertake a traffic study here, to which Chairperson Jensen stated that a traffic study would be appropriate. Mr. Mitchell stated that they will do a refresh of the most recent study.

Mr. Martin stated that the "drop-dead" date for submissions for the upcoming October 18th Planning Board meeting is October 4, 2021. Traffic should be sent to Peter Faith and would require a second escrow payment.

**#3 Baker Falls Solar, LLC
11-15 Electric Drive, Moreau
Site Plan Review – Preliminary Stage**

Project Description: The project consists of a ground-mounted photovoltaic (PV) system to be installed on lands within tax parcel nos. 50.-4-26; 50.-4-27; and 50.-4-28. The proposed PV system is sized to generate approximately 2.5 MW (DC) of electricity and will occupy a project area of approximately 13.4± acres (fenced area) on the combined 32.6± acres of the three referenced parcels. The project will involve the construction of a fixed position solar array that will utilize central inverter and transformer equipment which will be accessed via a gravel surfaced service road from Farnan Road. The solar array will connect to the existing electric grid along the eastern boundary of the parcel. (Max Map No. 50.-4-26 and 28)

Chairperson Jensen reminded the Board that a conditional negative declaration was approved previously, and that the condition has been met by the memo contained in the Board's packet from NYS Parks and Rec Historic Preservation. The Chairperson asked for a motion, as condition has been satisfied, to qualify and to move forward with a "clean" negative declaration.

Motion to make a negative declaration for Environmental Assessment review for Baker Falls Solar, LLC was made by John Arnold and seconded by Gerald Bouchard.

Roll call vote resulted as follows:

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Mr. Arnold	Yes
Mr. Bergman	Yes
Mr. Bouchard	Yes
Ms. Purdue	Yes
Mr. Seybolt	Yes
Mr. Shaver	Yes
Chairman Jensen	Yes

All in favor, motion carries.

Chairman Jensen asked if the public hearing for Baker Falls Solar had been re-advertised for this evening. Mr. Martin stated that it was not necessary, as the hearing had not been closed. According to the minutes of the August 16th meeting, however, the public hearing had been closed that evening.

Mr. Arnold asked if there had been a resolution regarding Electric Drive. Mr. Martin stated that the applicant was proposing to use Electric Drive as a private driveway. It is currently a “paper street” owned by the Town, and a public right-of-way. The applicant is proposing limited improvements in the form of a gravel drive, and Mr. Martin stated that would require acceptance of the Town Board. Michael Cucchiara from Nexamp stated there will be three items going before the Town Board tomorrow, September 28th: 1) use of Electric Drive, 2) decommissioning plan, and 3) PILOT agreement.

John Arnold inquired of Jim Martin, whether when the industrial park was developed and subdivided, if they went through historic and endangered species, and Mr. Martin confirmed that they did a full EIS on the park and a full subdivision. Mr. Arnold asked if the study would need to be updated as far as endangered species. Mr. Martin stated that a Generic Environmental Impact Statement is an option. Mr. Mitchell did specifically ask SHPO if they have to do the assessment again and they said yes.

Ann Purdue asked if Laberge is looking at a revised decommissioning plan, and Mr. Martin stated they are, and they would have their comments for the next meeting, and also confirmed that they did sign off on the SWPPP (on June 11th).

Mr. Bouchard shared his comments on the decommissioning plan with respect to the use of the word “should” in 5 notes on the drawings and asked that those be changed to the word “shall”. (As well as a typo in note 3: “used” should be “use”.)

Mr. Martin confirmed that the only outstanding item with Laberge is the decommissioning plan. Mr. Mitchell asked if site plan approval could be granted before Laberge’s comments are back, and Chairperson Jensen stated that he believed that would be inappropriate.

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The National Grid access right-of-way may be a condition, as it could extend a few more months.

In the case that the public hearing was not formally closed at the August meeting, Chairperson Jensen made the statement that the public hearing was closed, at 7:36 pm.

Nothing further from the Board.

Motion to adjourn the meeting was made by Mr. Bergman and seconded by Mr. Bouchard. All in favor, motion carried, no roll call.

Meeting was adjourned at 7:38 pm.

Respectfully submitted,

Barbara Bartlett