

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 on November 21, 2022 at 7:00 pm.

Town of Moreau
Planning Board Meeting
Monday, NOVEMBER 21, 2022

Planning Board Members Present

John Arnold	Acting Planning Board Chairman
Meredith Mathias	Planning Board Member
Ann Purdue	Planning Board Member
Mike Shaver	Planning Board Member
Erik Bergman	Planning Board Member
Adam Seybolt	Planning Board Member

Also, present

Jim Martin	Zoning Administrator
Ellen Buttles	Meeting Secretary
Trish Rabideau	Moreau Resident
John Rabideau	Moreau Resident
Gavin Vullaome	Moreau Resident
Jeffrey Chatteron	Moreau Resident
Gianni Simione	Applicant for Cerrone Builders South Rd 4-Lot Subdivision
Anthony Haas	Moreau Resident
J. Kuzloski	Moreau Resident
Matt Scampini	Moreau Resident
June Flodsand	Moreau Resident

The meeting was called to order at 7:04pm by Chairperson Arnold

Approval of Minutes The minutes from May 12, 2022; June 20, 2022; were prepared and presented to the Planning Board in advance of the meeting for review, comment, correction, and approval.

Chairperson Arnold asks the Board if there are and comments, corrections, or additions regarding the May 12, 2022, Meeting Minutes.

Ms. Purdue states that she remains concerned that the minutes do not fully reflect the public's Comments.

Chairperson Arnold states there is a motion for approval of the minutes May 12, 2022
All in favor:

Meredith Mathias	Aye
Adam Seybolt	Aye
Erik Bergman	Aye
Ann Purdue	Abstain

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Mike Shaver **Aye**
John Arnold **Aye**

Chairperson Arnold asks the Board if there are and comments, corrections, or additions regarding the revised June 20, 2022 Meeting Minutes.

All in favor:

Meredith Mathias **Aye**
Adam Seybolt **Aye**
Erik Bergman **Aye**
Ann Purdue **Aye**
Mike Shaver **Aye**
John Arnold **Aye**

Public Hearing of the South Rd/Rt 9 Subdivision.

The Public Hearing was rescheduled until the Planning Board meeting on December 19th, 2022. Chairperson Arnold opened the meeting stating Cerrone Builders did not have signage posted to the site.

Results as follows:

Meredith Mathias **Aye**
Adam Seybolt **Aye**
Erik Bergman **Aye**
Ann Purdue **Aye**
Mike Shaver **Aye**
John Arnold **Aye**

All in favor, none opposed, motion carries

Mr. Arnold asked if any residents would like to speak so they don't have to come back to next Public Hearing.

Anthony Haaas-30 South Rd.- Was at a variance meeting on 8/15. Was going to plant 10 trees and change the house setback and location. Cerrone is planting 10 trees on the non-property owner lot. Lot 1

John Rabideau was particularly concerned about the water capacity with 4 homes being built, would it affect the water source capacity. Mr. Martin mentioned that only being 4 homes would

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not have an impact on the wells of surrounding properties. Well test is required for a permit. Ms. Purdue would like to study this in the context of SEQ. Can a yield test be done?

June Flitzen- 7 South Rd. – Are houses going to be side by side?

Gianni Simone- He did a house at 12 South Rd.

Stone Self- Storage There was a discussion about the front building becoming the office.

The storage units would be behind the existing building. Mr. Arnold asked if there was going to be a fence put along the back of the property. Mr. Bion mentioned it was not in the plan but would take it into consideration. Other areas mentioned, were Interior directional signage added. Security cameras will be installed.

The owner to contact the Fire Department to ensure ample room to navigate in case of an emergency.

Traffic narrative – present expected levels of use.

Ms. Purdue mentioned she would like a traffic study completed.

Ms. Purdue mentioned the parking, was there enough for employees, as well as customers. Mr. Martin mentioned there should be 1 parking stall for each 5 seats. 40 parking spaces reserved for the front.

Mr. Berman asked if there would be adequate room for the entering and exiting of large vehicles. Mr. Boin described the traffic pattern on his plans and mentioned it was adequate space.

Ms.

North side for self-storage – no storage sewer supply zone, Laberge is doing review of application if all set by next months Public Hearing December 19, 2022, if everything comes back in time, if not we will leave Public Hearing open.

Mr. Shaver said it would be nice to have the property revitalized.

Mr. Martin mentioned there is not a Public Hearing scheduled for stormwater, awaiting review.

Mr. Shaver mentioned that units are becoming an outlet with residents running a business out of the units. These units are to be utilized as storage for personal and household belongings only.

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Chatterton Properties- Mr. Chatterton proposed to adjust the property boundaries between two referenced properties and the adjustment will comply with dimensional standards.

A motion was made by Ms. Purdue and seconded by Adam Seconded to accept the Chatterton Lot Line approval.

Chairperson Arnold asks all in favor say aye.

Meredith Mathais	Aye
Adam Seybolt	Aye
Erik Bergman	Aye
Ann Purdue	Aye
Mike Shaver	Aye
John Arnold	Aye

Peter Bachem- There was a discussion about the Code Rules and Enforcement not being utilized. Mr. Bachem responded that he has up and coming court cases pending and concerns with inquiries, he will also be utilizing monthly reporting system of projects being worked on.

Mr. Arnold mentioned he wants compliance for the community.

There was a discussion of the recent revisions to the Town of Moreau Code-Chapter 149, Zoning: and Chapter 124, Subdivision of Land.

Ms. Purdue mentioned an appeal of cluster development-Agricultural – this is wrong, not protecting farmland.

Mr. Arnold called the meeting at 9:04

Respectively submitted,

Ellen J. Buttles
Deputy Town Clerk.

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