

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 December 19, 2022, 7pm.

**Town of Moreau**  
Planning Board Meeting  
Monday December 19, 2022

**Planning Board Members Present**

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

**Also, present**

Jim Martin	Zoning Administrator
Cerrone	Cerrone Builders
Joe Daniel	Environmental Design Partnership
Matt Scampini	Self Storage Owner
Eric Baker	Resident

**Absent**

Ann Purdue

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

**Approval of Minutes**

**Chairperson Arnold** tells the Board there are and 2sets of minutes to be approved. May 16, and June 6<sup>th</sup>. Starting with May 16th are there any comments, corrections, or additions regarding the May 16, 2022, Meeting Minutes. Meredith mentioned Adam was listed as an alternate Planning Board member, but he was full time. Ann sent in a couple of changes. Mike made a motion and Erik seconded to approve those changes.

**Chairperson Arnold** states there is a motion for approval of the minutes May 16, 2022  
All in favor:

<b>Meredith Mathias</b>	<b>Aye</b>
<b>Adam Seybolt</b>	<b>Aye</b>
<b>Erik Bergman</b>	<b>Aye</b>
<b>Mike Shaver</b>	<b>Aye</b>
<b>John Arnold</b>	<b>Aye</b>

**Chairperson Arnold** asks the Board if there are any comments, corrections, or additions regarding the revised June 06,2022 Meeting Minutes.

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Mr. Arnold mentioned there are three sets of changes from Ann. These are regarding comments from the Planning Board Council Ms. Bitner. Stating it's not a contract per say, but they have approval with conditions in the event you do not meet their conditions and they are in violation of approval and could be revoked. Ann has a correction at the end of this. Ms. Bitner clarified those representations in the EAF itself and did not represent itself. Binding conditions on the applicant. Mr. Arnold asked the Board if they were okay with that change. There was a general discussion on the merits of the proposed scope of work and various proposed revisions and the consensus that the scope would work and would be appropriate. Erik feels this needs to be worked on more before being sent out. Mr. Martin mentioned he would refine the scope of the work and send out a new report to the Board for discussion. Mr. Arnold could approve the minutes without corrections. make changes after. A discussion was had, and Mr. Arnold asked the Board to possibly make the first two changes and save the third for the next meeting. Meredith made a motion to approve the first two changes and Adam made a second motion. Any other comments on the June 6<sup>th</sup> minutes?? Mr. Arnold asked Mr. Martin to poll the Board for approval to approve the minutes for June 6<sup>th</sup>. The first two changes only.

All in favor:

<b>Meredith Mathias</b>	<b>Aye</b>
<b>Adam Seybolt</b>	<b>Aye</b>
<b>Erik Bergman</b>	<b>Aye</b>
<b>Mike Shaver</b>	<b>Aye</b>
<b>John Arnold</b>	<b>Aye</b>

#### Public Hearing of the South Rd/Rt 9 Subdivision.

Mr. Martin mentioned The Public Hearing was set up correctly, properly noticed and on site. Mr. martin mentioned nothing else had changed from the last iteration. Mr. Simone mentioned he had gotten approval for the variance.

Mr. Arnold opened the public Hearing at 7:15.

Mr. Arnold asked if there us anybody that would like to make comments on this application. No response, all in favor say aye any, nays no, I call this public hearing closed. Mike made a motion to close the public hearing seconded by Erik. Public Hearing was closed at 7:26 pm.

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Mr. Arnold asked if the Board had any questions.

<b>Meredith Mathias</b>	<b>Aye</b>
<b>Adam Seybolt</b>	<b>Aye</b>
<b>Erik Bergman</b>	<b>Aye</b>
<b>Mike Shaver</b>	<b>Aye</b>
<b>John Arnold</b>	<b>Aye</b>

All in favor, none opposed, motion carries.

Mr. Arnold asked if there were any questions SEQR, Short Environmental Assessment form. Part 1. No questions on part 1. Mr. Arnold read through SEQR part 2. Asked if there were any questions and the Board responded no to the part 2 Impact assessment. Meredith mentioned the South Rd subdivision will not have a negative declaration on environmental impact. Short EAF Subdivision 2-2022

Meredith made a motion to grant South Rd. subdivision for final approval and one of the members to sign the mylars for the subdivision.

**Stone Self- Storage**: Public Hearing opened at 7:33

Mr. Arnold mentioned items from the last meeting- Traffic pattern, looping around, review of signage added, and to contact the fire department to insure ample room for trucks.

Mr. Arnold mentioned the 3 rules previously, are there any questions? hearing none.

Mr. Daniel design partnership and Matt Scampini owner of Stone Industries Self-Storage. Mr. Arnold asked Mr. Daniels if there was going to be a fence, his response there wasn't a fence on the original plans and at the previous meeting he said he would investigate it. Mr. Arnold asked the reason for there being no fence. Matt responded that the cost of the fence was the reason. There was a discussion about the pole lines and ATVs and keeping them from encroaching on the property. Matt mentioned National Grid owns the property and monitors them often.

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Mr. Arnold asked about on-site snow storage. The snow would be kept onsite unless there is a significant amount of snow, at that point it would be taken away or possibly be stored in open space.

There was a discussion about stormwater. Mr. Arnold asks if the application and the mapping covers the entire site. Matt mentioned stormwater is only for the portion the water is going to cover the rear of the building. It doesn't account for existing impervious areas in the front. It is not required by the DEC. If there are drainage concerns on the front lot that we are not aware of please let us know. We sure can certainly make sure we're accommodating and not creating any drainage issues. We can surely include additional impervious area or some additional grading. To be sure that those areas are draining.

The Public hearing was left open, Mr. Arnold mentioned that the Board is clear at this time of what they are looking for and to see what comes back from the stormwater review. SWWPP . which will be to be brought to the next public hearing.

Mr. Arnold asked for a motion to leave the hearing open until the next meeting. Meredith made a motion and Adam Seconded.  
All in Favor,

Meredith Mathias	AYE
Erik Bergman	AYE
Mike Shaver	AYE
Adam Seybolt	AYE
John Arnold	AYE

Mr. Arnold asked the men to state their names. Bill Rourke and Eric Baker.

New business:

Erik Baker Boundary Adjustment:

Mr. Arnold mentioned Mr. Baker has an existing home here and would like to have another lot for his kids. Currently the lot is used for hay field right now for his cattle. Mr. Baker will be leaving the property to his children. If you want to carve out another 5 acres, we will have to do that at a future date, but if you want to do just what's on the agenda then let's do that. Mr. Baker is here to propose adjusting the boundary between 4 parcels which are within the R-5 District. Mr. Arnold mentioned it is a lot line adjustment lot #3 on the plan that's shown eliminating the dotted line down the middle.

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Are there any questions, concerns, or comments from the Board?? Hearing nothing. Do I have a motion?

Mike put in a motion and Adam Seconded the motion.

Mr. Arnold asked Mr. Martin to call the roll.

Meredith Mathias	AYE
Adam Seybolt	AYE
Eric Bergman	AYE
Mike Shaver	AYE
John Arnold	Aye

Mr. Arnold Asks for a motion to adjourn the meeting. Mike made a motion to adjourn the meeting and Adam seconded the motion.

Meeting adjourned at 8:05pm

Respectfully submitted,

Ellen Buttles  
Deputy Clerk/Receiver of Taxes

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