

Meeting of the Planning Board for the Town of Moreau, Saratoga County, State of New York
Was held at the Town Hall, 351 Reynolds Road, Moreau, NY 12828 on February 27, 2023

Members Present:

John Arnold-Chairperson
Meredith Mathias-Board Member
Adam Seybolt-Board Member
Mike Shaver-Board Member
Eric Bergen-Board Member

Others Present:

Mr. Martin-Zoning & Planning Board Coordinator

The meeting was called to order at 7:02PM

There were no minutes to approve.

Old Business:

Project Name: Stone Self Storage, Applicant Name: Stone Real Estate Group, Application: SPR 3-2022, Application Type: Site Plan Review – Preliminary Stage, Public Hearing Scheduled: Yes, December 19, 2022, at 7:05pm-left open, Location: 1451 Route 9, Moreau, NY 12828. Tax Map No. 63.4-1-77, Zoning District: General Commercial – (C-1) District, SEQR Type: Unlisted.

Mr. Arnold noted that the public hearing was left open prior with a list to discuss.

Stormwater management plan-review with engineer, Fence to deter ATV's, Habitat Letter and Sewer Tie in meeting with Mike Mooney

Applicants Architect spoke about plans. They have added the stormwater requirements, a 3ft fence, drainage made clearer on plans.

Mr. Arnold asked board if they had any questions. Mr. Arnold asked if there is anything to defer traffic from entering Town & Country rather than this property. Applicants state they can add something. Standard lighting (3) added to plans also.

SEQR Part 2 reviewed by board and applicant.

Motion made to approve SEQR for this project by Mr. Seybolt, seconded by Ms. Mathias. All approved.

Motion made by Mr. Bergen to close public hearing, seconded by Ms. Mathias. All approved.

Motion made by Mr. Bergen with a condition about adding a deterrent for in and out of property traffic with Town & Country, concern with people leaving Town & Country and the traffic coming into this property. Seconded by Ms. Mathias. Roll call – all approved with exception to Mike Shaver.

Motion made by Mr. Bergen to sign mylars when available, Ms. Mathias seconded. All approved.

New Business:

1. Project Name: Old School Pest Control, Applicant Name: John Herbaly, Application No. SPR 1-22023, Application Type: Site Plan Review – Preliminary Stage, Public Hearing Scheduled: No, Location: 1634 Route 9, South Glens Falls, NY 12803, Tax Map No: 49.75-1-51, Zoning District: General Commercial (C-1) District, SEQR Type: Type II.

Applicant wants to start a business in current building. He is not adding any parking, only 1 vehicle, self-owner, no structural changes.

Mr. Shaver asked if Mr. Mooney will get an RPC done, applicant said no chemicals will be mixed on site. There will be no open containers. Backflow on site. Mr. Shaver asked if there will be any storage of chemicals on site. Applicant states that he did not have to have a DEC permit because only small quantities on site. Mr. Arnold asked if any fire suppression in building. Applicant does not think so. Is there a concern if building were to catch on fire, should there be a concern with the chemical storage. Mr. Arnold asked if there are drains in the floor. Applicant states no. Mr. Arnold thinks these concerns need to be addressed. Applicant states he complies with chemical storage as needed by each chemical, such as metal storage, nothing left on floors, each chemical separated from each other. Mr. Arnold asked applicant to get approval from the fire department on storage of chemicals. Mr. Shaver asked if anyone in engineering need to review of volume, smell, storage needs. Mr. Martin asked if applicant to provide a list and he can send a joint email to all agencies (town engineer, fire dept, DEC, Mr. Mooney) for review.

Motion made by Mr. Shaver to set up a public hearing next month on March 20, 2023, seconded by Ms. Mathias. All approved.

2. Project Name: Burt Road Three-Lot Subdivision, Applicant Name: Caroline E. Mullen, Application: SUBD 1-2023, Application Type: Subdivision – Sketch Plan Stage, Public Hearing Scheduled; No, Location: 50-72,75 Burt Road, Gansevoort, NY 12831, Tax Maps No: 78.-1-35 & 36, Zoning District: Agricultural-Residential (R-5) District, SEQR Type: Unlisted.

This was tabled due to no applicants present.

3. Project Name: Zoning District Boundary Adjustment _ Report to Town Board, Applicant Name: BKM Properties, LLC, Application No: REF 1-2023, Application Type: Request for Zoning Change – Report to Town Board, Public Hearing Scheduled: No, Location 703-721 Old Saratoga Rd, Moreau, NY 12828, Tax Map Nos: 76.-3-83.111 & 89.2, Zoning districts: R-2 and C-1, SEQR Type: Type 1.

Peter Loyola, architect on project, spoke on behalf of the applicants. Wants to configure property to change commercial and residential lots and uses. The change would gain 3.69 acres into the R-2 which are currently in C-1.

Mr. Martin said we are only looking to change the zoning at this point. Applicant and board discussed lot lines and where changes will be made regarding the commercial and residential zoning.

Motion made by Mr. Bergen to make a recommendation of approval to the Town Board on the change to the zoning for this project, seconded by Ms. Mathias, all approved.

Motion made to adjourn the meeting by Mr. Shaver, seconded by Mr. Bergen.

Meeting adjourned at 8:35 pm

Signed with audio review only by Diana Corlew Harrison 01/22/25.