

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 March 17, 2025.

Planning Board Members Present

- John Arnold Planning Board Chairman
- Adam Seybolt Planning Board Member
- Carl Hourihan Planning Board Member
- Matt Abrams Planning Board Member
- Ann Purdue Planning Board Member
- Maureen Jackson Alternate Planning Board Member
- Josh Westfall Town of Moreau Building Planning & Development Coordinator
- Glen Bruening Town Counsel
- Diana Corlew-Harrison Secretary

Planning Board Members Absent

- Brad Toohill Planning Board Member
- Mike Shaver Planning Board Member
- Bradley Nelson Planning Board Member

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

Minutes to approve: None available but Secretary states that all are up to date including past years and will email members of ones to review yet for approval in April meeting.

New Business:

1. SPR1-2025 – A-Verdi Sales/Rentals

Applicant is seeking conceptual Site Plan review in accordance with Article VI Site Plan Review of Chapter 149 of Moreau Town Code for the development of a (n) (existing) facility to feature offices and shipping container storage area. There are pre-existing multi-family residential uses near the front of the property that will be maintained. **Applicant:** Joseph A. Verdi. **Property Location:** 1386-88 Route 9. **Tax Map ID:** 77.-4-3. **Zoning District (Current):** C-1. **SEQR Type:** Unlisted.

Applicant spoke regarding the project that they had presented about a year ago. Here to answer questions that were requested from previous meeting. Ms. Purdue could not recall prior discussion, so applicant stated they want to increase container storage from 30-40 to 80-90, along with adding a modular office building. They will not be changing any of the buildings on site. Will be extending some of the gravel in the middle of the track currently to add storage there as well. There is a fence in question on property lines near Casella, but applicant is not sure if they will be repairing or removing.

Mr. Arnold asked about property lines and feels the lines on maps and survey provided need clarification regarding the Right of Way to Route 9 and the side adjacent property with Modular Homes. Mr. Abrams would like to see the curb cuts on survey. There is confusion on the 10' property lines on driveway and clean it up on maps.

Ms. Purdue asked if any increased traffic from this project? Applicant states only 2-4 ins and outs per day, Mon-Fri.

Applicant planted 8' evergreens on south side of property and could do more if needed.

Applicant states that this is an extension of their property they currently own farther down Route 9. Mostly using this for overflow if needed.

Ms. Jackson made a comment and requested changes on the environmental assessment form to note the correct School, Police Protection and Fire Department.

Mr. Abrams asked of lighting and signage. Applicant states no new lighting to be added and no new signage.

Office building to be added will be modular and no water and sewer. There will be no one that stays there, just for drivers to do drop off and pick up paperwork. The apartment buildings have public water, and they are working on adding public sewer. Mr. Arnold states that if a person were to be in office they would need water and sewer added.

Mr. Arnold asked to have the driveway (gravel) moved onto their own property, including area behind Ace Homes so there is no future issues.

All units will be dry units with no storage per applicant.

Ms. Purdue asked what the fenced off areas building will be used for. Applicant states those buildings will be used for storage.

Ms. Purdue asked Mr. Westfall if this should be treated as an outside storage and not permitted within the code.

Mr. Westfall states that he sees it as buildings with an office space. Applicant states they would move office building to front of property and to add water and sewer to move project ahead.

Mr. Abrams asked if rental units would remain one story and any future use for undeveloped property. Applicant states all to remain and they have no other plans with it currently.

Mr. Westfall asked to have the added gravel amounts and depth with the container locations noted on maps to show if over an acre would be disturbed for SWIPP purposes if needed.

Board reviewed the site plan for informational purposes with applicant to cover various items including total acreage disturbed, percent of expansion, driveway coverings, no phasing but applicant would like to change to 6 months from 3 months, hours of operation will be Mon-Fri 7a-5pm, some of the DEC clarifications, site drainage, runoffs, screening noted on maps, since environmental assessment form (EAF) was filled out by hand, the board recommended to applicant to look into using the "Map fill in document" and some of the questions would auto-fill and would help with some of the questions.

Applicant to work on supplying additional information as directed to have done for a future meeting.

2. **SPR2-2025 – Foxhead Trail Campground** – Applicant seeks site plan review in accordance with a condition related to the issuance of a Special Use Permit by the Town of Moreau Zoning Board of Appeals to establish a campground use. Phase 1 will contain (5) campsites; Phase II will contain an additional five (5) campsites to total of (10) sites between two phases. Individual sites will consist of portable cabin structures and parking areas. The campsites will be supported by an on-site access drive, well, and on-site septic systems as well as a laundry facility and other supporting accessory structures. **Applicant:** Michael Music. **Property Location:** 195 Mott Road. **Tax Map ID:** 91.-1-29.1. **Zoning District(s):** Agricultural and 1-Family (r5). **SEQR Type:** Unlisted.

Applicant brought in a new site plan which included signage construction and internal light, each site indirect lighting on units, plot maps, reflective signage on road in, total disturbed areas, EZ flow septic system with decrease of spaces disturbed. Applicant spoke of reaching out to Saratoga County regarding the easement on property and still cannot locate who owns it. Mr. Arnold states that this is an interest of the site plan but not sure if a town abandons a property or have the neighbors deed but should not stop the application. Applicant states he has no notation in his deed of the easement. Mr. Westfall states there is no mention with his and neighbors' deeds of easement. Mr. Abrams states that the Zoning Board asked for the easement clarification but there is no obtainable record of the easement.

Mr. Arnold states that a store on property is not allowed in the R5 district. Applicant keeps referring to area as that being it was on first plans. It will be used as laundry facility and water/pump storage. Mr. Arnold asked to have this area shown on maps as what it will be. Also needs to show the mafia blocks locations (rather than a gate as previously thought) at end of driveway when campground closed. Signage to be added "stay on trails" and added to house rules per applicant.

Mr. Arnold questioned whether board should be approving the application with 10 units with phasing or if applicant wants to come back to board with each phase. Applicant states that he would like have approval of 10 units and not have to come back to board after first 5 units completed.

Board reviewed Zoning Board recommendations from previous meeting and applicant has provided the information as needed.

Mr. Abrams made a motion to schedule a public hearing regarding the Foxhead Trail Campground with a 10-lot approval with two possible phases of construction based on the site plan review completed tonight with conditions of map clarification of well and water system locations in laundry building, trail markers, adjacent parcel names on map, mafia blocks on entrance. Public hearing scheduled for April 21, 2025. Mr. Seybolt seconded, all approved.

3. **Appeal 878** – In accordance with Chapter 90 and Chapter 149 of the Town of Moreau Town Code, the applicant seeks a Special Use Permit for the addition of (8) manufactured housing units at Hudson Heights Manufactured Home Parl. Use Permitted by Special Use Permit to allow up to a 50% expansion of a preexisting, non-conforming use. **Applicant:** Hudson Heights LLC. **Owner of Record:** same. **Agent:** Ethan Hall. **Property Location:** 1613-1617 Route 9. **Tax Map ID:** 63.-1-12. **Zoning District:** C1. **SEQR:** Unlisted.

Applicant spoke of project supplying a map by his engineers showing his proposed additional of 8 lots. Mr. Westfall stated that applicant presented to the Zoning Board last month and applicant is looking for a positive recommendation by the Planning Board to issue the Special Use Permit.

Mr. Arnold asked if units were hooked up to sewer? Applicant states that all are on septic systems now and are on plans to be on septic unless he can get hooked up to municipal sewer before project begins. Applicant has had some issues with that process, but Mr. Westfall will review with Town and try to get any issues resolved so that he can proceed. Mr. Westfall states that the municipal sewer must be connected from other side of Route 9.

Mr. Arnold noticed that the last lot is close to the neighbor's property lines, especially a fence that looks to be on applicants' property. Applicant states that neighbors put their grass clippings and such on his property now. Mr. Abrams agrees the triangle shape of the lot is unique to site. Mr. Westfall states that Zoning Board had a concern with the turnaround space needed for Fire Department.

Ms. Purdue asked Mr. Westfall of any neighbor's concerns. Mr. Westfall states that some had sent emails and objected to the use. Applicant states that neighbors thought it was forever wild area behind them when they purchased their homes and now have concerns with proximity to their property lines. Mr. Arnold states that realtors are not always truthful, and he does not believe there is any forever wild in the Town of Moreau except for the dump. Mr. Arnold suggested the applicant expand buffer especially in last irregular lot area to avoid neighbors' concerns in the future. Mr. Arnold also states that those neighbors have the right to put up buffers and fences as well.

The Board made a consensus advisory opinion for a positive recommendation to the Zoning Board to issue the Special Use Permit. She feels that the site is best use of the property in the C1 district. No need to vote on a recommendation per Mr. Arnold.

Meeting adjourned at 9:24 PM.

Signed by Diana Corlew-Harrison 3/25/25.

