

### **Planning Board Members Present**

- John Arnold Planning Board Chairman
- Carl Hourihan Planning Board Member
- Matt Abrams Planning Board Member
- Mike Shaver Planning Board Member
- Ann Purdue Planning Board Member
- Bradley Nelson Planning Board Member
- Edward Potter Alternate 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**

- Adam Seybolt Planning Board Member

### **The meeting was called to order at 7:00 pm by Chairperson Arnold**

Ms. Jackson and Mr. Potter were asked to be additional alternates with absences of Mr. Seybolt and Mr. Abrams.

Minutes to approve – July and August were not available on the website to all members so we will move until November meeting. September had no meeting.

Ms. Purdue stated she sent the secretary revisions for the July 25 meeting.

Mr. Arnold asked to review audio on May 25 in reference to when Mr. Seybolt asked about utility hookups on the Jacobie Farms development. He thinks the connections were in minutes in reverse. Secretary to review and revise if necessary.

Mr. Abrams arrived for meeting.

### **Regular Meeting**

#### **New Business**

#### **Subdivision**

**SUBD4-2025 Webster Subdivision** – Sketch plan conference in accordance with Chapter 124 for the subdivision of two additional lots – three lots total. **Applicants:** Barbara and John Webster. **Owner of Record:** John and Barbara Webster. **Agent:** Keith Crist. **Property Location:** 301 Fort Edward Road. **Tax Map:** 50.1-1-44. **Zoning District:** R-1. **SEQRA:** Unlisted.

Mr. Christ spoke on behalf of the owners of their request to add two lots, total of 3 with home presently on lot, for future homes of their family. Mr. Christ has no plans of what types of homes to be built at this point, just in the preliminary stages and needs the subdivision approval before proceeding.

Ms. Purdue asked if there would be new curb cuts or a shared driveway to the lots. Mr. Christ was unsure at this point.

Mr. Arnold asked if the lots met Zoning code for square feet, if public water and/or sewer. Mr. Christ stated that lots will meet any codes, and they will have public water. He is unsure about sewer because present home has septic tank. Mr.

Arnold states that you need the separation from water and sewer noted. Mr. Westfall states this is in older code and is comfortable with public water to site only at this point.

Mr. Arnold asked if the plans could show where public water, sewer and leach field are located.

Mr. Shaver asked if Lot 2 will need a larger line for water due to the distance from the road. Mr. Christ will address with water department.

Mr. Shaver noted that it looks like there is a shed of the neighbor's property owner on this land. Mr. Christ has been in contact with neighbors.

Ms. Purdue asked on the Saratoga County Planning Board letter that was sent in regarding public works and DPW permits needed. Mr. Westfall states that an application is needed and county will provide feedback.

Mr. Arnold asked on Mr. Westfall notes where house placement is located to show that a house could go on site, asked if topographic lines need to be shown on plans. Mr. Arnold noted that current house has a slight increase from road.

Ms. Purdue asked if illustration of house and septic location and was copy of EAF given. Mr. Westfall stated that EAF was in the Sept 2025 packets of information, but we didn't have a meeting. Mr. Westfall also noted in his notes that SWIPP would be required because land disturbance could be of over 1 acre of land. Mr. Westfall states that this board could waive this in accordance with 1247C, but a basic erosion control plan would still be needed from developer.

Ms. Jones/Mr. Arnold inquired if property was within the village limits. Mr. Westfall states his office will notify them.

**Mr. Shaver made a motion to set a date for a public hearing on November 17, 2025. Seconded by Mr. Nelson, roll call with all approved.**

#### Discussion Items

#### Zoning Update – (15 Minutes)

**M-1; M-1A; & M-2 Zoning Updates.** On August 26, 2025, the Moreau Town Board adopted Local Law #9 of 2025. That Local Law was filed with the Secretary of State by the Town Clerk and acknowledged as filed on September 3, 2025. Procedure and requirements related to this local law, including Planning Board Special Use Permits and new supplementary regulations will be discussed briefly.

Mr. Westfall spoke of some of the contents of this Local Law.

Questions and comments were discussed with board members present.

**Motion made by Mr. Shaver to adjourn meeting, Mr. Nelson seconded. All approved.**

Meeting ended at 8:30 pm

Signed by Diana Corlew-Harrison on October 31, 2025.