

*A regular meeting of the Town Board of the Town of Moreau was held at 6:00 p.m. on July 15, 2025 at the Moreau Municipal Building, 351 Reynolds Road, Moreau, Saratoga County, New York.*

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The meeting was held in person and called to order by the Supervisor at 7:03 p.m. with an attendance roll call and the Pledge of Allegiance.

<b>PRESENT:</b>	John Donohue, Jr.	Councilmember
	Kyle Noonan	Councilmember
	Mark Stewart	Councilmember
	Jesse A. Fish, Jr.	Supervisor

<b>ABSENT:</b>	Patrick Killian	Councilmember
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<b>ALSO PRESENT:</b>	Erin Trombley	Town Clerk
	Glen Bruening	Town Counsel
	Anna Labiak	Water Clerk
	Chris Abrams	Highway Superintendent
	Josh Westfall	Building, Planning and Development (BPD) Coordinator
	Elizabeth Bennett	Confidential Secretary
	Kristian Mechanick	Water Superintendent

**OTHERS PRESENT:** Jeremy Bunblasky (Seaboard Solar), Steve Wilson (Boler), G. Robert Baker, Maureen Dennis (Schermerhorn Residential Holdings), Chris Scarincio. Alex Portal (Post-Star)

## **FUTURE MEETINGS/UPCOMING EVENTS**

Supervisor Fish stated that the Saratoga County Fair had begun July 22.

## **PUBLIC COMMENTS**

No comments were made

## **APPROVAL OF MINUTES**

Supervisor Fish asked the Town Clerk to read a prepared resolution. She read:

“Be it resolved that the Town Board accepts and approves the minutes for the regular Town Board meeting on June 24, 2025 as submitted.”

**Resolution 300-2025** A motion was made by Councilmember Noonan, seconded by Councilmember Donohue to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Absent
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

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The Town Clerk read the following resolution:

“Be it resolved that the Town Board accepts and approves the minutes for the regular Town Board meeting on July 8, 2025 as submitted.”

**Resolution 301-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Noonan to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Absent
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

## **OLD BUSINESS**

### Copier Contract

Supervisor Fish said that the copier pricing had been resubmitted by all the interested parties, and that Electronic Office Products offered the lowest price overall.

**Resolution 302-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to authorize the Supervisor to sign a 60-month agreement with Electronic Office Products for the lease of two new color copiers for an amount not to exceed \$225 per month and a third new copier at no monthly lease cost, with a cost per copy as defined in the proposal.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Absent
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

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### Olmstead Cemetery

**Discussion:** The Supervisor said a tree had fallen in the Olmstead burial plot, which belongs to the Town, but the tree fell onto surrounding private property. Councilmember Noonan asked who is responsible for a fallen tree normally? Councilmember Stewart asked if they should obtain quotes for the tree's removal, and whether the Highway Department could remove it. Superintendent Abrams asked where the tree was and how the property was being maintained by the Town. The Recreation Department mows the parcel twice annually, Councilmember Stewart said. Superintendent Abrams said he would look at it.

## **PROPOSED LOCAL LAW NO. 9 OF 2025**

Supervisor Fish said he wanted to set a public hearing for proposed Local Law No. 9 of 2025 related to Zoning. Councilmember Stewart said the hearing could be set, but the 36-page document had been received earlier that day. Councilmember Noonan asked if there was anything significantly different in the latest version. BPD Coordinator Westfall said there was not, but that a multi-family residential provision had been removed. He said the SUP was for 1-family structures remained.

**Resolution 303-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to set a public hearing for proposed Local Law No. 9 of 2025 for 7:01 PM on Tuesday, August 12, 2025.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Absent
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

### **PROPOSED LOCAL LAW NO. 10 OF 2025**

Supervisor Fish said proposed Local Law No. 10 of 2025 pertains to unsafe structures, which the Town has had issues with in the past. Councilmember Stewart asked Attorney Breuning if this much power is normally given to a Town Board, and if it could open them up to litigation. Counsel said this is why some Towns do not exercise this authority. He said if a structure is deemed unsafe, any remaining value in the demolished property could be litigated if there is disagreement about the lack of value. Councilmember Stewart said this would be the Town presenting the case and ruling on it themselves, and pointed out that a judge cannot be sued but Town Councilmembers can.

**Resolution 304-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to set a public hearing for proposed Local Law No. 10 of 2025 for 7:02 PM on Tuesday August 12, 2025.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Absent
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

### **BUILDING, PLANNING AND DEVELOPMENT OFFICE**

#### Seaboard Solar

Jeremy Bunblasky from Seaboard Solar presented to the Town Board. He said Seaboard Solar was a small solar farm developer founded in 2007. He said they had a 30-acre agreement to lease land on Butler Road. Part of the remainder of the property is a Christmas tree farm, he said, and that the project was compliant with the Town solar law. He said the proposal features 100' setbacks, uses only 60% of the site, and has no visibility from three nearby roads. He said they would enroll in the NYSUN program by NYSERDA, and power sold to local residents would be discounted through a program called Solar for All. He said there are no wetlands on the property, and has mature vegetation on the perimeter to hide the array from residences, and the nearest house is 300' away. The installation features sun tracking, he said, and the panel height at their tallest position would be a maximum of 15 feet. The lifespan of the project is expected to be 25 years, at the conclusion of which, he said the components will be recycled whenever possible, and concrete removed and disposed of, returning the site to condition appropriate for zoned uses. Maintenance will be completed seasonally, he said.

Steve Wilson with Boler, the project engineer firm, said the network will tie into the existing utility pole. The project, he said would be behind forested property, set back from Potter Road about 800 feet. He continued, saying the 20-foot access road will be gravel with an 8-foot-high wildlife fence, which has a gap at the bottom which is safer for animals. The area will be seeded with a pollinator mix when the property is restored, he said. A small section needs re-grading to be reduced to 8 degrees of slope, he said. Mr. Bunblasky said they had met with a number of neighbors, and they presented 15 letters of support.

Councilmember Stewart said he had no questions but that he supported the project, believed they had considered the entire code, and confirmed there would be no visibility based on his experience on the site. Councilmember Donohue said he was a long-time advocate of solar, and his biggest concern was for not disturbing nature. He said he also supports the project.

The Town Clerk read the following resolution:

**“Whereas**, Seaboard Solar submitted to the Town, a complete application for a solar project, known as Potter Road Solar, LLC, to be sited at 35 Potter Road; and

**Whereas**, the Town Board heard a presentation on the application at the July 22, 2025 Town Board meeting; and

**Whereas**, the applicant has completed a full EAF for SEQR, the Building, Planning and Development Office generally agrees with the statements within the EAF, and the project would be a Type I action.

**Therefore, be it resolved**, that the Town Board declares lead agency for the proposed Potter Road Solar, LLC Solar Project, pursuant to SEQRA and directs the Building, Planning and Development Office to begin coordinated review; and

**Be it further resolved** that this application shall be forwarded to the Planning Board for a favorable or unfavorable report, and requires the applicant to establish an escrow in the amount of \$3,000 for general plan and stormwater reviews.”

**Resolution 305-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Absent
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

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### Town Applications for Grants

Supervisor Fish said BPD Coordinator Westfall had been working on a number of grants. He offered Mr. Westfall to introduce the topics of the various grants. Mr. Westfall said one was for an access road to the recreation park, one was for a waterfront revitalization plan. The third was for a Federal grant funded through State Parks to continue the Nolan Road trail, he said, and third grant is for a vacuum truck through the NYSDEC for stormwater use. Then Mr. Westfall described a smart growth grant to help pay for zoning updates, and finally

he was looking for confirmation of the 2019 comprehensive plan, which he said would be submitted with some of the grant applications.

Councilmember Stewart asked if the Town had the matching funds several of the applications require. **XXX**

Supervisor Fish asked the Clerk to read a prepared resolution. She read:

**“WHEREAS**, The Town of Moreau, along with seven other local communities caused the creation of the 2008 Hudson River and Champlain Feeder Canal Regional Waterfront Plan, a Local Waterfront Revitalization Plan (LWRP) Planning Document; and

**WHEREAS**, said Plan identified many improvements that aimed to revitalize the local waterfront, including in the Town of Moreau; and

**WHEREAS**, one improvement identified in Moreau proposed the development of the 2015 Moreau Riverfront Park Master Plan document; and

**WHEREAS**, the said Master Plan was adopted in 2015, but never implemented, and in 2025 the Town sought revised cost estimates for its implementation; and

**WHEREAS**, the Town Board, seeing value in both the 2008 Champlain Feeder Canal Regional Waterfront Plan, and the 2015 Moreau Riverfront Park Master Plan document, reaffirm their validity;

**NOW THEREFORE, BE IT RESOLVED** that the Town of Moreau Town Board authorizes the Supervisor to sign the application, and further authorizes the submittal of an application to NYSDOS under the LWRP program for the implementation of the Hudson Riverfront Park Master Plan document through a state grant to require a 25% match; and

**LET IT FURTHER be RESOLVED**, that the Town Supervisor will be authorized to accept any grant funds associated with the application and enter into, and execute a contract with the State upon any award, as well as long-term protection documents and other certifications, as required.”

**Resolution 306-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Absent
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

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The Town Clerk read:

**“WHEREAS**, The Town of Moreau Town Board has identified the importance related to the development and maintenance of recreational trails and trail-related facilities for both non-motorized and motorized recreational trail uses; and

**WHEREAS**, The Town Board caused and approved the Moreau Townwide Trails Concept Plan of 2021 (Plan), identifying existing and proposed trails throughout the Town, and their connection to other communities and sites of interest; and

**WHEREAS**, said Plan identified the Nolan Road Riverside Trail (former Big Bend Trail), and broke that trail into developable phases; and

**WHEREAS**, the Town Board, understanding the importance of that trail, has invested heavily in the completion of Phase I, which was completed in Summer 2024; and

**WHEREAS**, the Town of Moreau Town Board seeks to further develop the trail, in accordance with the elements identified as Phase II in the Moreau Townwide Trails Concept Plan, and as the concept as identified in the 2019 Comprehensive Plan, which the Board hereby reaffirms as valid;

**WHEREAS**, the Town of Moreau Town Board is seeking funding from the Recreational Trails Program (RTP), an assistance program of the U.S. Department of Transportation’s Federal Highway Administration (FHWA), and administered through the Office of Parks, Recreation and Historic Preservation (OPRHP) to complete identified elements of Phase II; and

**NOW THEREFORE, be it RESOLVED**, that the Town of Moreau Town Board authorizes the Supervisor to sign the application, and further authorizes the submittal of an application to NYSDOS under this program; and

**LET IT FURTHER be RESOLVED**, that the Town Supervisor will be authorized to accept any grant funds associated with the application and enter into, and execute a contract with the State upon any award, as well as long-term protection documents and other certifications, as required.”

**Resolution 307-2025** A motion was made by Councilmember Donohue, seconded by Councilmember Stewart to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Absent
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

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The Town Clerk read:

**“WHEREAS**, The Town of Moreau, an MS4 Community in the Glens Falls urbanized area, has created and MS4 program, in accordance with NYSDEC and EPA regulations, and

**WHEREAS**, one major element of said MS4 program is to ensure the continual maintenance of Town stormwater infrastructure; and

**WHEREAS**, NYSDEC, provides funding for Water Quality Improvements (WQIP) in the 2025 Round of CFA funding for the purchase of a vacuum truck,

**NOW THEREFORE, BE IT RESOLOVED**, that the Town of Moreau Town Board authorizes the Supervisor to sign the application, and further authorizes the submittal of an application to NYSDEC under the WQIP program for the purchase of a vacuum truck through a state grant to require a 25% match; and



**LET IT FURTHER be RESOLVED**, that the Town Supervisor will be authorized to accept any grant funds associated with the application and enter into, and execute a contract with the State upon any award, as well as long-term protection documents and other certifications, as required.”

**Resolution 308-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Absent
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

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The Town Clerk read:

**“WHEREAS**, the Town of Moreau Town Board seeks to apply to the New York State Department of State (DOS) EPF Smart Growth Community Planning Program as part of 2025 Consolidated Funding Application (CFA); and

**WHEREAS**, said program is available for communities to update Comprehensive Plans, Subdivisions Regulations, and to perform Zoning Updates; and

**WHEREAS**, said grant monies from DOS fund 90% of all work performed in association with above mentioned land use and planning updates; and

**WHEREAS**, the Town, in pursuing this funding, seeks to further the development of zoning updates town-wide, in accordance with the 2019 Comprehensive Plan, 2014 Transportation Study, 2008 LWRP Plan, and 2014 Farmland Protection Plan, all plans which the Town Board reaffirms as valid; and as applicable and appropriate;

**NOW THEREFORE, BE IT RESOLVED**, that the Town of Moreau Town Board authorizes the Supervisor to sign the application, and further authorizes the submittal of an application to NYSDOS under this program and, if awarded authorizes a 10% match for this reimbursable grant; and

**LET IT FURTHER be RESOLVED**, that the Town Supervisor will be authorized to accept any grant funds associated with the application and enter into, and execute a contract with the State upon any award, as well as long-term protection documents and other certifications, as required.”

**Resolution 308-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

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Councilmember Donohue	Aye
Councilmember Killian	Absent
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

#### 2019 Comprehensive Plan

The Town Clerk read the following:

**“WHEREAS**, the Town of Moreau Town Board seeks to apply to several grant funding opportunities as part of 2025 Consolidated Funding Application (CFA); and

**WHEREAS**, several programs ask that the Town Board reaffirm their Planning Documents, including the Comprehensive Plan, as valid for current planning purposes;

**NOW THEREFORE, BE IT RESOLVED**, that the Town of Moreau Town Board reaffirms the following plans for planning and community development purposes:

- 2008 Hudson River and Champlain Canal Regional Waterfront Plan
- 2014 Moreau Farmland Protection Plan
- 2014 Exit 17 / US Route 9 Corridor Land Use & Transportation Study
- 2015 Moreau Riverfront Park Plan
- 2019 Comprehensive Plan
- 2021 Moreau Town Wide Trails Plan

; and

**LET IT BE FURTHER RESOLVED**, that the Town of Moreau Town Board, sees those goals identified in the plans as still applicable, and as such are still valid.”

**Resolution 309-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Absent
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

#### **WATER & SEWER DEPARTMENT**

Supervisor Fish said the purchaser of the former Autoworld Suzuki dealership on Rte. 9 wants to connect to the Town water supply. Councilmember Noonan asked if reimbursement by the property owner was specified in the Town bylaws. Supervisor Fish said it was.



**Resolution 310-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to pay a sum not to exceed \$2,020.47 to Ferguson Waterworks for a meter CW8310.4 to be reimbursed by the property owner.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Absent
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

## **RECREATION DEPARTMENT**

**Discussion:** Councilmember Stewart said South Glens Falls Youth Baseball wanted to start a new camp with the school baseball program which would serve about 60 kids. He said they sometimes waive fees for nonprofit organizations, and while this program will charge participants, they are not paying staff to run the camp. He said the organization has done much for the recreation facilities. The value of the fees in question is \$350, he said. Supervisor Fish asked what the fee will be. Councilmember Stewart said it would be \$100 per child, and added that \$30,000 was donated by the organization this year for batting cages plus the value of the painting work that was done as well.

**Resolution 311-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to waive field use fees for one field for a camp run by South Glens Falls Youth Baseball 7/28-8/1/2025.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Absent
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

## **DEPARTMENT MONTHLY REPORT**

Supervisor Fish asked the Town Clerk to read the following resolution:

“Be it resolved that the Town Board accepts the Town Clerk’s June 2025 monthly report.”

**Resolution 312-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to accept the resolution as read.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Absent
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

#### **PUBLIC COMMENT PERIOD**

No comments were made.

#### **COMMITTEE REPORTS**

Councilmember Stewart said the batting cage installation at the Recreation Park was underway. He praised the Rec. Department staff for turnover on fields during tournaments, and said the committee was looking to develop a plan to install the new playground equipment.

#### **SUPERVISOR'S ITEMS**

The Supervisor said he had no items to discuss.

#### **EXECUTIVE SESSION**

**Resolution 313-2025** A motion was made by Councilmember Donohue, seconded by Councilmember Stewart to enter into executive session to discuss the job history or job performance of an unnamed employee.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Absent
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0.

The executive session began at 7:52 p.m. The session ended at 8:52 p.m.

Supervisor Fish said that no action was taken in the executive session.

#### **ADJOURNMENT**

**Resolution 314-2025** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue to adjourn the meeting.

Asked if all were in favor, the responses were as follows:

Councilmember Donohue	Aye
Councilmember Killian	Absent
Councilmember Noonan	Aye
Councilmember Stewart	Aye
Supervisor Fish	Aye

The motion carried 4:0. The meeting was adjourned at 8:53 p.m.

Respectfully submitted,  
*Erin Trombley*  
Erin Trombley  
Town Clerk