



**Town of Moreau
PLANNING BOARD AGENDA
September 21, 2026 - 7:00 pm
Town Hall Meeting Room, 351 Reynolds Rd**

The Planning Board's Agenda is subject to change and certain items may be postponed or withdrawn. For agenda updates please visit our website www.townofmoreau.org or call the Town Building, Planning and Department Office at 518-792-4762.

The Board is scheduled to hear the following applications:

Minutes Approval

August 2026

Public Hearing

Site Plan Review

SPR2026-005 – Garden World, LLC.

Applicant seeks the development of an office building, equipment storage, outdoor display areas, and greenhouse (planned will require SPR revision), internal drives, parking, utilities, onsite wastewater disposal, stormwater management practices, landscaping, lighting, and associated work. **Applicant:** Garden World LLC. **Property Address:** 1262-1268 US-9. **Zoning District:** C-1. **SBL:** 76.-3-83.2. **SEQRA:** Unlisted.

Old Business

Site Plan Review

SPR2026-004 – Top Hat Solar

Applicant seeks Site Plan approval for the Top Hat Community Solar project. **Applicant:** Top Hat Energy, LLC. **Owners of Record:** Moreau Industrial Park LLC & Town of Moreau. **Property Addresses:** 2-6 & 8-12 Electric Dr, 1-5, 2-6, 7 & 8 Corporate Pl, 69 & 78-104 Farnan Rd, & Farnan Rd. **SBLs:** 50.-4-16 & 50.-4-22; 50.-4-14, 50.-4-13, 50.-4-23 & 50.-4-25; 50.-4-12, 50.-4-11 & 50.-4-96.1. **Zoning District:** M-1. **SEQRA:** Type I.

New Business:

Site Plan Review

SPR2026-006 – 1458 Timber Harvest

Applicant seeks site plan approval for commercial timber harvest in the C-1 Zoning District in accordance with §149-50.7. for commercial timber harvest across approximately 17.11 acres. **Owner of Record:** Cerrone Land Holdings LLC. **Applicant:** Galusha and Sons, LLC. **Property Address:** 1458 Route 9. **SBLs:** 63.3-1-3; 63.4-1-70; 63.4-1-73. **Zoning District:** C-1. **SEQRA:** Unlisted

Town Board Referrals

Definitions Update.

The Town Board seeks to plainly define the terms warehousing and distribution center within Article II of Chapter 149 Zoning. The intent is to provide clarity for permitted uses. A public Hearing was opened by the Town Board at the 9/8 Town Board Meeting. Planning Board review in accordance with § 149-87 Amendments of Town Code

Re-Zoning Proposal.

The Town Board, after a public hearing on 9/29, seeks to consider a revision to the Town of Moreau Adopted Zoning Map for the expansion of the C-1 Zoning District along US-9 and the Northway (I-87) over lands currently zoned R-3 as supported by the Town Comprehensive Plan and with preliminary draft recommendations of the Route 9 Corridor Enhancement Study Committee. Planning Board review is in accordance with § 149-87 Amendments of Town Code.