



**Town of Moreau**  
Building, Planning and Development  
351 Reynolds Road  
Moreau, NY 12828-9261  
Phone: (518) 792-4762 ~ Fax: (518) 792-4615

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**PLANNING BOARD-NOTICE OF PUBLIC HEARING**  
**August 18, 2025 at 7:01pm**

Pursuant to §149-40 of Moreau Town Code, notice is hereby given that the Planning Board of the Town of Moreau will conduct a public hearing to be held at the above date and time in the Town Office Building, 351 Reynolds Road, Moreau, NY to consider the below applications. Anyone interested may comment on any application. The application may be viewed at the Town Building Department or on the Town's website: [www.townofmoreau.org](http://www.townofmoreau.org)

Public comments will be accepted via email to [biclerk@townofmoreau.org](mailto:biclerk@townofmoreau.org) (preferred) or direct mail to the above address, prior to noon on the meeting date.

**SPR5-2024 Moreau Commons.** Applicant seeks site plan approval in accordance with §149-21 for the reuse of a former commercial property on Route 9 as a mixed-commercial use building. Applicant is also seeking approval for a small addition in association with the new use(s) and on-site stormwater controls. **Applicant:** Executive Property Services LLC. **Owner of Record:** Route 9 Autoworld LLC. **Property Location:** 1377 Route 9. **Tax Map:** 63.1-13.111 and 63.1-13-112. **Zoning District:** C-1. **SEQRA:** Unlisted

**SPR1-2025 Tier 1 Enterprises.** Applicant seeks preliminary subdivision approval for creation of four (4) additional lots. No construction is planned at this time per the applicant's submitted information, and discussion. **Applicant:** Tier 1 Enterprises LLC. **Owner of Record:** Todd Tierney. **Property Location:** 134 Spier Falls Road. **Tax Map:** 62.-2-1.1. **Zoning District:** R-2. **SEQRA:** Unlisted..

By order of the Planning Board for the Town of Moreau

John Arnold, Chairman