

Town of Moreau PLANNING BOARD

**Meeting Agenda**

Meeting Date: **Monday, November 21, 2022**

Meeting Time: **7:00pm**

Meeting Location: **Town Hall Meeting Room, 351 Reynolds Rd., Moreau, NY 12828**

The following applications will be reviewed by the Board:

**Old Business**

1. Project Name: South Rd./Route 9 Subdivision  
Application #: SUBD 2-2022  
Applicant Name: Cerrone Builders  
Application Type: Subdivision – Preliminary  
Public Hearing Scheduled: Yes, Monday, November 21, 2022, at 7:01pm  
Location: 1133-1143 Route 9, Moreau, NY  
Tax Map No. 89.-1-11  
SEQR Type: Unlisted

**Project Description:** Cerrone Builders is proposing subdivision of an existing vacant lot at 1133-1143 Route 9 in the Agricultural and One-Family Residential (R-3) District into four lots. The proposed use is the construction of a single-family dwelling on each of the four lots. The existing lot has frontage on both Route 9 and South Road and the proposed subdivision will restrict vehicle access to each lot through South Road.

2. Project Name: Stone Self-Storage  
Applicant Name: Stone Real Estate Group  
Application #: SPR 3-2022  
Application Type: Site Plan Review – Preliminary Stage  
Public Hearing Scheduled: No  
Location: 1451 Route 9, Moreau, NY 12828  
Tax Map No.: 63.4-1-77  
Zoning District: General Commercial (C-1) District  
SEQR Type: Unlisted

**Project Description:** The applicant is seeking to install four (4) new self-storage buildings consisting of 24,400 sq. ft. with site access drives, 34 parking spaces, lighting landscaping, and on-site stormwater management. As per the Schedule of Regulations for the C-1 District, the warehousing or storage of goods and materials is a land use permitted by approval of a special use permit from the Town of Moreau Zoning Board of

Appeals (ZBA). The ZBA heard Appeal No. 849 for the Special Use Permit on October 26, 2022, and conditional approval was granted. With the Special Use Permit approved, the proposed use is also subject to site plan review and approval by the Town Planning Board.

### **New Business**

1. Boundary Adjustment – Jeff Chatterton – Owner of properties at 4 and 6 Ella Drive (tax map parcel nos. 63.12-3-7 and 63.12-3-6). Mr. Chatterton proposes to adjust the property boundary between the two referenced parcels. The subject parcels are wholly within the R-2 District and the proposed boundary adjustment will comply with the dimensional standards of the R-2 District.
2. Discussion of enforcement of projects that have received Planning Board approval with the Code Enforcement Officer, Pete Bachem.
3. Review/discussion of recent revisions to the Town of Moreau Code – Chapter 149, Zoning; and Chapter 124, Subdivision of Land.