

Town of Moreau PLANNING BOARD

Meeting Agenda

Meeting Date: **Monday, December 19, 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, December 19, 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: Yes, December 19, 2022, at 7:05pm
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 – Eric Baker – Owner of four (4) lots (tax map parcel nos. 91.-1-35.121; 35.122; 35.14; and 35.11) at the corner of Mott Road and NYS Route 32 Mr. Baker proposes to adjust the property boundary between the four referenced parcels. The subject parcels are wholly within the R-5 District and the proposed boundary adjustment will comply with the dimensional standards of the R-5 District.