

Town of Moreau PLANNING BOARD

## Meeting Agenda

Meeting Date: **Monday, June 20, 2022**

Meeting Time: **7:00pm**

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

The following application will be reviewed by the Board:

### Old Business

1. Project Name: McKenna Subdivision – Preliminary Review

Applicant Name: Shawn McKenna  
Application #: SUB-02-2022  
Application Type: Subdivision – 4 lots – Preliminary Stage  
Public Hearing Scheduled: Yes, June 20, 2022 at 7:01pm  
Location: 444 Selfridge Road Gansevoort, NY  
Tax Map No.: 77.-1-55.1  
Zoning District: R-5  
SEQR Type: Unlisted

Project Description: Applicant is proposing to subdivide an existing, vacant parcel – 20.02± acres in area into four lots for the purpose of constructing single-family dwellings on each of the four lots of 5.0 to 5.01 acres in size

2. Project Name: Stinky’s Coffee Company, Great Fun, LLC

Applicant Name: Ryan McNaughton  
Application #: SPR 2-2022  
Application Type: Site Plan Review – Preliminary Stage  
Public Hearing Scheduled: Yes, June 20, 2022 at 7:05pm  
Location: 480 Fortsville Road, Moreau, NY  
Tax Map No.: 77.1-1-7  
Zoning District: General Commercial (C-1) District  
SEQR Type: Type II

Project Description: The applicant is proposing to operate a coffee bean roasting business from within an existing 24 ft. x 13. Ft. (288 sq. ft.) garage. The use will involve the roasting and production of coffee beans. The roasted beans will then be packaged and delivered to the end user. No retail sales are proposed from the site.

### New Business

3. 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 proposing to construct 4 self-storage buildings with a total of 26,500 sq. ft. on 3.0± acres. The project includes an existing one story 6,000 sq. ft. commercial building, a single full access driveway on Route 9. Thirty parking spaces are proposed. Site utilities include public water, an on-site septic system, and on-site stormwater management.

4. Applicant Name: RASP  
Application #: SPR 4-2022  
Application Type: Site Plan Review – Preliminary Stage  
Public Hearing Scheduled: No  
Location: 8 Duke's Way, Moreau, NY  
Tax Map No.: 89.-2-74  
Zoning District: General Manufacturing and Industrial (M-2) District  
SEQR Type: Unlisted

Project Description: The applicant is proposing to construct a 6,000 sq. ft. office/warehouse building adjacent to an existing parking lot within the existing manufacturing facility. The new building will be serviced by a new septic system and the water service connection will be shared with an existing building. A 49 space parking lot, new sidewalk, and landscaping are also proposed.

### **Old Business**

5. Applicant Name: Saratoga BioChar Solutions, LLC  
Application Type: Site Plan Review – Final Stage  
Public Hearings Scheduled: Yes PH #1 held on December 13, 2021 at 7:01 pm  
PH #2 to be held on April 18, 2022 at 7:01pm  
Location: 2-12 Electric Drive, Moreau, NY  
Tax Map No.: Two existing parcels – 50.-4-16 and 22  
Zoning District: General Manufacturing and Industrial (M-1)  
SEQR Type: Unlisted

Project Description: The applicant is proposing to construct a new building consisting of 34,100 sq. ft. for a carbon fertilizer manufacturing facility on a two, existing and adjoining lots totaling 5.89± acres. A stormwater pollution prevention plan (SWPPP) is required. The following two permits from the NYS Department of Environmental Conservation are also required: A Solid Waste Management Facility Permit; and an Air State Facility Permit.