

Town of Moreau PLANNING BOARD

Meeting Agenda for September 2023

Meeting Date: **Monday, September 18, 2023**

Meeting Time: **7:00pm**

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

The Planning Board will review the following applications:

Old Business

1. Project Name: Planned Unit Development (PUD) – 65 Reynolds Road
Applicant Name: US Light and Energy (USL&E)
Application #: PUD #1-2022
Application Type: Town Board PUD Referral for Report – Sketch Plan
Public Hearing Scheduled: No
Location: 65 Reynolds Rd. & 83 Fort Edward Rd., Moreau, NY
Tax Map No. Three parcels are proposed for the PUD: 64.-2-86.12; 64.-2-80.11; and 86.-2-80.12
Zoning District: Agriculture and One-family (R-3) District
SEQR Type: Type I

Project Description: Applicant is proposing to rezone and develop three adjoining parcels at 65 Reynolds Road and 83 Fort Edward Road totaling 203± acres of contiguous land. The rezoning will change from the current zoning district of Agriculture and One-family (R-3) District to Planned Unit Development in accord with the standards of the Town code, Chapter 149, §149-27. The proposed uses within the PUD include three main development areas consisting of a luxury motorcoach and cabin resort; two 5 MW AC community solar projects; and a resource protection area with protected streams and ravines that will include a multi-use trail.

The applicant intends to update the Planning Board as to the progress made with assembling the information requested at the August 21, 2023, meeting of the Planning Board.

2. Project Name: Planned Unit Development (PUD) – Jacobie Park Side Farms at Moreau Rec Road
Applicant Name: Cerrone Builders
Application #: PUD
Application Type: Town Board PUD Referral for Report – Sketch Plan
Public Hearing Scheduled: No
Location: 11-29 Moreau Rec Road., Moreau, NY
Tax Map No. Two parcels are proposed for the PUD: 50.-3-28.2; and 64.-1-54
Zoning District: One-and Two-family (R-2) District
SEQR Type: Type I

Project Description: Applicant is proposing to construct 191 dwelling units split between apartments (multi-family), duplexes (two-families), and single-family dwellings on two vacant parcels located along either side of Moreau Rec. Road. The overall project area is 27.19± acres. Also included in the proposed project is a 5,000 sq. ft. commercial building for a restaurant, ice cream shop, etc. to serve the development and surrounding neighborhoods. Stormwater will be managed on site; and municipal water and sewer will service the project needs for water and wastewater treatment.

The applicant intends to update the Planning Board as to the progress made with assembling the information requested at the August 21, 2023, meeting of the Planning Board.

New Business

3. Project Name: Old Saratoga Road Subdivision
Applicant Name: BKM Properties, LLC
Application #: SUBD3-2023
Application Type: Subdivision – Sketch Plan Phase
Public Hearing Scheduled: No
Location: 703-721 Old Saratoga Rd. and 63 Spier Falls Rd., Moreau, NY
Tax Map Nos. Two contiguous parcels are encompassed within the subdivision plan: TMP #'s 76.-3-83.111 and 76.-3-89.2
Zoning Districts: One-and Two-family (R-2) and General Commercial (C-1)
SEQR Type: Unlisted

Project Description: The proposed subdivision involves two contiguous parcels - TMP #'s 76.-3-83.111 (71.2± acres) and 76.-3-89.2 (5.17± acres) totaling 76.37± acres. The subdivision application outlines the subdivision of the referenced parcels into 15 lots – 9 lots for commercial use in the C-1 District; and 6 lots for residential use in the R-2 District. A residual area of 5.09 acres will be merged with an existing lot (TMP#76.-3-79). One residential lot and the commercial lots will be accessed from a newly created road with a cul-de-sac off Spier Falls Road. One commercial lot and the remaining residential lots fronting Old Saratoga Road will be accessed via private driveways.

4. Project Name: The Pines North Mobil Home Park
Applicant Name: Greg Hewlett
Application #: SPR3-2023
Application Type: Site Pla Review – Sketch Plan Phase
Public Hearing Scheduled: No
Location: 1417-1419 Route 9; 1421-1423 Route 9, Moreau, NY
Tax Map Nos. Two contiguous parcels are encompassed within the site plan review: TMP #'s 63.3-1-20.1 and 63.3-1-21.1
Zoning District: General Commercial (C-1)
SEQR Type: Unlisted

Project Description: The proposed involves the addition of 15 manufactured dwelling units to the existing and adjoining Pines Mobile Home Park at 1411 Route 9. The proposal applied for and received approval of a Special Permit from the Zoning Board of Appeals on March 23, 2023.