

Town of Moreau PLANNING BOARD

**Meeting Agenda for February 2024**

Meeting Date: **Monday, February 26, 2024**

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: Interstate Northeast Towing  
Applicant Name: Dan Rubin  
Application #: SPR1-2024  
Application Type: Site Plan Review – Preliminary Phase  
Public Hearing Scheduled: No  
Location: 1663 Route 9, South Glens Falls, NY  
Tax Map No. TMP # 49.75-1-16  
Zoning Districts: General Commercial (C-1)  
SEQR Type: Type II

Project Description: The proposed project involves site plan review of a currently operating commercial towing business from an existing building and parcel at 1663 Route 9. The parcel is 1.16± acres in area and is inclusive of an existing building of approximately 2,858 sq. ft. from which the business is operating. Regarding onsite parking/vehicle storage, there are three parking spaces towards the front of the site (one is handicapped); and the site plan calls for storage of up to 40 vehicles in a fenced area to the rear of the parcel. Vehicles stored are typically disabled and storage is short term (several days) until they are moved to another location off site. There are no plans for any interior/exterior modifications to the building or site. Operations of the towing business began during the onset of a pandemic in Feb./March 2020. As a result of code enforcement, the applicant is submitting the site plan review application to bring the towing business into compliance as operation of the business is subject to site plan review and approval from 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.

## **New Business**

1. Applicant Name: Arrowhead Meadows LLC  
Application Type: Modification of an Approved Subdivision (Arrowhead Meadows – Phase I)  
Public Hearing Held: No  
Location: Gansevoort Rd. (Route 32) and Bluebird Road, Moreau, NY  
Max Map No.: 50.-3-29.22  
SEQR Type: Unlisted  
Zoning Districts: One-Family Residential (R-1) District; and One- and Two-Family Residential (R-2) District

Project Description: The applicant is proposing adjust the method by which wastewater is treated from a previously approved 44-lot subdivision. The 44 lots are the first phase of an 83 lot subdivision. The subdivision previously received final approval on March 15, 2021. The subdivision as approved was to utilize on site individual septic systems to treat the wastewater from each of the 44 single-family dwellings in the subdivision. The Town of Moreau now requires connection to the municipal sewer system. The proposed change involves connection to the municipal sewer as required. The lot configuration and overall number of lots remains unchanged.

2. Applicant Name: SRH-TJM LLC  
Application Type: Modification of an Approved Subdivision (Arrowhead Meadows – Phase II)  
Public Hearing Held: No  
Location: Gansevoort Rd. (Route 32) and Bluebird Road, Moreau, NY  
Max Map No.: 50.-3-29.22  
SEQR Type: Unlisted  
Zoning Districts: One-Family Residential (R-1) District; and One- and Two-Family Residential (R-2) District

Project Description: The applicant is proposing adjust the method by which wastewater is treated from a 39-lot subdivision which was Phase II of a subdivision totaling 83 lots over two phases. The subdivision previously received sketch plan approval. The subdivision as approved was to utilize on site individual septic systems to treat the wastewater from each of the 39

single-family dwellings in the subdivision. The Town of Moreau now requires connection to the municipal sewer system. The proposed change involves connection to the municipal sewer as required. The lot configuration and overall number of lots remains unchanged.