

Town of Moreau PLANNING BOARD

Meeting Agenda for April 2024

Meeting Date: **Monday, April 15, 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: 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: Yes – April 15, 2024 @ 7:01pm
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: Mike Thorne on behalf of Sanding & Handyman Solutions
Application Type: Site Plan Review
Public Hearing Held: No
Location: 2 Nolan Road, South Glens Falls, NY 12803
Tax Map No.: 49.4-1-7
SEQR Type: Type II
Zoning Districts: General Commercial (C-1) District

Project Description: The applicant is proposing to utilize the existing building (2,212± sq. ft.) for an office and tool supply storage in association with a remodeling business which operates from the client site. A secondary use will be shop work and sanding associated with cabinet refinishing from within the existing building. No exterior changes to the building or site are proposed. If approved, the applicant will also install a sign in compliance with the Town Sign Code (Chapter 117).

2. Discussion item: The Planning Board is interested in discussing the traffic volumes on Route 9 and the mitigative measures that can be taken to keep the corridor operating safely.