



Town of Moreau Planning Board
Meeting Agenda
August 19, 2024, at 7:00pm
Town Hall Meeting Room- 351 Reynolds Road

The Planning Board's Agenda is subject to change and certain items may be postponed or withdrawn. For agenda updates please visit our website, www.townofmoreau.org or call the Town Building, Planning and Development Office at 518-792-4762.

The Board is scheduled to hear the following applications:

Minutes Approval

Minutes Approval of July 2024

Old Business

No Old Business

New Business

Referral in Accordance with §149-34 –(SUP)

Appeal No. 863 (Special Use Permit) -Applicant seeks a Special Use Permit from the ZBA to establish Phase I of a campground use. Phase I will contain five (5) campsites; Phase II will contain an additional five (5) campsites to total (10) sites between two phases. Individual sites will consist of portable cabin structures and parking areas. The campsites will be supported by an on-site access drive, well, and on-site septic systems as well as a laundry facility and other supporting accessory structures. **Applicant:** Michael Music. **Property Location:** 195 Mott Road. **Tax Map ID:** 91.-1-29.1. **Zoning District(s):** Agricultural and 1-Family (R5). **SEQR Type:** Unlisted. **NOTE:** Pursuant to §149-34, the Zoning Board of Appeals (ZBA) has referred this application to the Planning Board for advisory review.

Referral in Accordance with §149-27 – (PUD)

Residence at 1345 Route 9 Proposed Residential PUD – Applicant seeks approvals for the establishment of a Planned Unit Development in accordance with §149-27 to construct 296 Apartments within thirty-seven (37) 8-unit buildings. Buildings would be 2 stories in height within the rear half of the parcel. Community amenity space to be provided in rear of some apartment buildings. Parking proposed be adjacent to units, in front of apartment buildings (outside). The northeastern portion of the property, along US-9 features a pad site with frontage along the highway. The remaining eastern portion of property to be considered for future development consistent with underlying zoning. Will feature on-site stormwater management and connections to municipal water distribution and wastewater collection. **Applicant:** Schermerhorn Real Estate Holdings. **Owner of Record:** Petrush, Edward. **Tax Map ID:** 63.-4-9.12. **Zoning District (Current):** C-1. **SEQR Type:** Type I. **NOTE:** Referred to the Planning Board in accordance with §149-27(F)(1)(a).

Referral in Accordance with §149-87 –(Amendment)

Murphy Rezoning Request – Applicant seeks rezoning of property from the Town of Moreau Town Board from R-2 to R-5. The stated reason for rezone request, per the applicant, is to keep personal horses (agricultural use) on property. Town changed adjacent parcels (to south) from R-2 to R-5 in 2021. Will be contiguous with R-5 District. **Applicant:** Murphy, Benjamin. **Tax Map ID:** 77.-1-27.1. **Zoning District (Current):** R-2. **SEQR Type:** Unlisted. **NOTE:** Referred to the Planning Board in accordance with §149-87.