



Town of Moreau Planning Board
Meeting Agenda
April 21, 2025, 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The Planning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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

Public Hearing

Site Plan

SPR2-2025 – Foxhead Trail Campground – Applicant seeks site plan review in accordance with a condition related to the issuance of a Special Use Permit by the Town of Moreau Zoning Board of Appeals to establish a campground use. Campground to be constructed in two phases to total (10) sites. 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:** Received SUP by ZBA February 2025

Regular Meeting

Old Business

Site Plan Review

SPR3-2025 – Hudson Heights Mobile Home Park Expansion. In accordance with Chapter 149 of the Town of Moreau Town Code, the applicant seeks a Site Plan Review for the addition of eight (8) manufactured housing units at Hudson Heights Manufactured Home Park. Use permitted by Special Use Permit to allow up to a 50% expansion of a preexisting, non-conforming use. **Applicant:** Hudson Height, LLC. **Owner of Record:** Same. **Agent:** Ethan P. Hall. **Property Location:** 1613 -1617 Route 9. **Tax Map ID:** 63.-1-12. **Zoning District:** C1. **SEQR:** Unlisted.
NOTE: Received SUP by ZBA March 2025

Subdivision

SUBD3-2024 – Hooper Subdivision - Applicant is seeking Preliminary Plat Review in accordance with Article IV of Chapter 124 Subdivision of Land of Moreau Town Code. Specifically, the proposal is for a Cluster Subdivision in accordance with Article IX of Chapter 124. The proposed subdivision will result in four (4) additional (new) lots. **Applicant:** James and Suzanne Hooper. **Owner of Record:** James Hooper. **Tax Map Id:** 64.-2-106.1 **Zoning District:** R5. **SEQR Type:** Unlisted.
NOTE: Last heard by Planning Board January 2025

New Business

Town Board Referral

US Light and Energy Solar. Applicant seeks approvals from the Town Board in accordance with §149-28.1 and §149-50.2 for two-(2) 5.0 – MWac ground-mount solar power generating sites on western portions of the former Tee Bird South golf course. **Applicant:** NY USLE Moreau Reynolds A LLC & NY USLE Moreau Reynolds B LLC. **Owner of Record:** Property Holdings LLC. **Agent:** Dan Calhane. **Property Location:** 65 Reynolds Road. **Tax Map ID:** 64.-2-80.11 & 64.-2-80.12. **Zoning District:** R-3. **SEQR:** Type I. **NOTE:** This has been referred to the Planning Board in accordance with Article VII.

(See Reverse)

Site Plan Review

SPR3-2025 Mr. Bills. Applicant seeks site plan review in accordance with §149-21 for the addition of a drive-thru window at place of established business. The request is in accordance with Appeal 881 approved 3/26/2025. **Applicant and Owner:** Mr. and Mrs. Mike Greenough. **Property Location:** 1720 Route 9. **Zoning District:** C1. **Tax Map Id:** 49.44-1-9.1. **SEQR:** Type II

SPR4-2025 Moreau Tavern. Applicant seeks site plan approval in accordance with §149-21 for the reuse of former commercial property on Route 9 as a tavern/ restaurant use. Site will have private water and sewer and off-street parking. **Applicant:** Jason Fitch. **Owner of Record:** Jason Fitch. **Property Location:** 1000 Route 9. **Tax Map ID:** 89.-2-43.2. **Zoning District:** C-2. **SEQR:** Type II.

SPR5-2025 Onyx Restaurant. Applicant seeks site plan review in accordance with §149-21 of Chapter 149. Applicants will reuse former restaurant space for use as a restaurant/ banquet space. General layout approved by Planning Board as part of Stone Storage Application (SPR3-2022), with minor outdoor modifications proposed. To be served by public water and private sewer. Stormwater already approved as part of application SPR2-2022. **Applicant:** Steve Leary. **Owner of Record:** Tara Stone. **Agent:** Steve Leary. **Property Location:** 1451 US-9. **Tax Map ID:** 63.4. -1-77. **Zoning District:** C-1. **SEQR:** Type II.

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