



**Town of Moreau Planning Board**  
**Meeting Agenda**  
May 19, 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*The Planning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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](http://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

**Public Hearing – 7:01pm**

**Site Plan**

**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; Planning Board PH set 4/21/25.

**Regular Meeting**

**Old Business**

**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

**NOTE:** Last heard by Planning Board April 2025

**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 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.

**NOTE:** Last heard by Planning Board April 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 April 2025

**(See Reverse)**

**New Business**

***Site Plan Review***

**SPR6-2025 Jacobie's Park Side Farms.** Applicant seeks site plan review and approval in accordance with §149-27 Supplementary Regulations (PUD) and Local Law 5 of 2025. Site to feature 181 individual dwelling units, private roads, reconfigured public road, open spaces and recreation areas, and connections of a walking trail to an adjacent subdivision, all adjacent to (west of) Harry Betar Park. To be served by public water and public sewer. **Applicant:** Cerrone Builders. **Owner of Record:** Jacobie Acres LLC. **Agent:** Environmental Design Partnership. **Property Location:** 11-29 Moreau Rec. Road. **Tax Map ID:** 50.-3-28.2 & 64.-1-54. **Zoning District:** R-3. **SEQR:** Type I.

**NOTE:** PB Established Lead Agency Pursuant to SEQRA

***Subdivision***

**SUBD1-2025 Jacobie's Parks Side Farms.** Applicant seeks subdivision review and approval for 52-lots associated with single-family homes, multi-family homes, recreation and open-space, and roadways. Application for subdivision is in accordance with Local Law No. 5 of 2025. Site will feature reconfiguration of public street and on-site stormwater mitigation. Total units proposed 181. To be served by public water and public sewer. **Applicant:** Cerrone Builders. **Owner of Record:** Jacobie Acres LLC. **Agent:** Environmental Design Partnership. **Property Location:** 11-29 Moreau Rec. Road. **Tax Map ID:** 50.-3-28.2 & 64.-1-54. **Zoning District:** R-3. **SEQR:** Type I.

**NOTE:** PB Established Lead Agency Pursuant to SEQRA

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