



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The Planning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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

Minutes Approval

Public Hearings: 7:01pm

Old Business

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

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

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.

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

Renua/ Lightstar (Washburn). Applicant seeks approvals from the Town Board in accordance with §149-28.1 and §149-50.2 for construction of one (1) 4.0 – MWac ground-mount solar power generating sites on Washburn Road. **Applicant** Washburn Road NY PV LLC. **Owner of Record:** Christopher Barden. **Agent:** Nick Schupp. **Property Location:** 148 Washburn Road. **Tax Map ID:** 89.-2-23.11. **Zoning District:** R-5. **SEQR:** Type I. **NOTE:** This has been referred to the Planning Board in accordance with Article VII. Coordinated review was finalized July 2, 2025.

Renua/ Lightstar (Old West). Applicant seeks approvals from the Town Board in accordance with §149-28.1 and §149-50.2 for construction of one (1) 4.75 – MWac ground-mount solar power generating sites on Old West Road. **Applicant** Old West Road NY PV LLC. **Owner of Record:** Guy Swears. **Agent:** Nick Schupp. **Property Location:** 81 Old West Road. **Tax Map ID:** 89.-2-19. **Zoning District:** R-5. **SEQR:** Type I. **NOTE:** This has been referred to the Planning Board in accordance with Article VII. Coordinated review was finalized July 2, 2025.

Regular Meeting

New Business

Site Plan Review

SPR7-2025 National Grid. Applicant seeks site plan approval for the expansion of use at the Butler Road Substation and associated storage. **Applicant:** National Grid. **Owner of Record:** Niagara Mohawk dba National Grid. **Property Location:** 2-68 Butler Road. **Tax Map:** 63.-4.1.11. **Zoning District:** C-1. **SEQRA:** Unlisted. **NOTE** Special Use Permit approval granted by ZBA at June Meeting.

Subdivision

SPR1-2025 Tier 1 Enterprises. Applicant seeks a sketch plan conference for creation of four (4) additional lots. No construction is planned at this time per the applicant's submitted information. **Applicant:** Tier 1 Enterprises LLC. **Owner of Record:** Todd Tierney. **Property Location:** 134 Spier Falls Road. **Tax Map:** 62.-2-1.1. **Zoning District:** R-2. **SEQRA:** Unlisted..

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