



Town of Moreau
PLANNING BOARD AGENDA

August 17, 2026 - 7:00 pm

Town Hall Meeting Room, 351 Reynolds Rd

The Planning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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 Department Office at 518-792-4762.

The Board is scheduled to hear the following applications:

Minutes Approval

Minutes

Public Hearing

None

Old Business

Site Plan Review

SPR2026-004

Applicant seeks Site Plan approval for the Top Hat Community Solar project. **Applicant:** Top Hat Energy, LLC. **Owners of Record:** Moreau Industrial Park LLC & Town of Moreau. **Property Addresses:** 2-6 & 8-12 Electric Dr, 1-5, 2-6, 7 & 8 Corporate Pl, 69 & 78-104 Farnan Rd, & Farnan Rd. **SBLs:** 50.-4-16 & 50.-4-22; 50.-4-14, 50.-4-13, 50.-4-23 & 50.-4-25; 50.-4-12, 50.-4-11 & 50.-4-96.1. **Zoning District:** M-1. **SEQRA:** Type I.

New Business:

Site Plan Review

SPR2026-005

Applicant seeks the development of an office building, equipment storage, outdoor display areas, and greenhouse (*planned will require SPR revision*), internal drives, parking, utilities, on-site wastewater disposal, stormwater management practices, landscaping, lighting, and associated work. **Applicant:** Garden World LLC. **Property Address:** 1262-1268 US-9. **Zoning District** C-1 and R-3. **SBL:** 76.-3-83.2. **SEQRA:** Unlisted.