



Town of Moreau Planning Board
Meeting Agenda
September 16, 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The Planning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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 August 2024 and Others

Old Business

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 460 residential units to include “conventional” apartments, mixed-use residential/ commercial units, and senior apartments. Parking proposed be adjacent to units. The northeastern portion of the property, along US-9 features a pad site with frontage along the highway. 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. **Agent:** EDP, LLC. **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). **Last Reviewed by the Planning Board:** August 2024.

Site Plan

SPR3-23 -Pines Mobile Home Park Expansion – Applicant seeks Site Plan Review in accordance with §96 Mobile Homes and Mobile Home Parks, for the addition of fifteen (15) manufactured dwelling units to the existing and contiguous Pines Mobile Home Park at 1411 Route 9. The proposal applied for and received a Special Permit from the Zoning Board of Appeals in 2023. **Applicant:** Greg Hewlett. **Owner of Record:** Same. **Tax Map ID:** 63.3-1-20.1 & 63.3-1-21.1. **Zoning District (Current):** C-1. **SEQR Type:** Type II.

New Business

Subdivision

SUBD4-2024 – Earnest Subdivision – Applicant seeks approval of a two-lot subdivision, pursuant to the approval of waiver per §124-41. Specifically, the proposed additional lot fails to meet the road frontage requirement (40'). Access to the new lot shall be provided over right-of-way to be established. **Applicant:** Harjit Earnest. **Owner of Record:** Same. **Tax Map ID:** 89.-2-37.22. **Zoning District (Current):** R-2. **SEQR Type:** Type II.

Site Plan

SPR3-2024 – Shangri-La Holdings – Applicant seeks conceptual Site Plan review in accordance with Article VI Site Plan Review for the development of a commercial greenhouse facility, drying/ storage barn, farmstand for fruits and vegetables grown on-site and parking/ event space. **Applicant:** Shangri-La Real Estate Holdings, LLC. **Owner of Record:** Same c/o Orson Klender. **Agent:** CLA Site. **Tax Map ID:** 76.-3-83.111 & 76.-3-89.2. **Zoning District (Current):** C-1. **SEQR Type:** Unlisted.