



Town of Moreau Planning Board
Meeting Agenda
March 17, 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The Planning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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

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New Business

Site Plan

SPR1-2025 – Averdi Sales/ Rentals – Applicant seeks conceptual Site Plan review in accordance with Article VI Site Plan Review of Chapter 149 of Moreau Town Code for the development of a(n) (existing) facility to feature offices and shipping container storage area. There are pre-existing multi-family residential uses near the front of the property that will be maintained. **Applicant:** Joseph A. Verdi. **Owner of Record:** Gray Rock Properties. **Agent:** Joseph A. Verdi. **Property Location:** 1386-88 Route 9. **Tax Map ID:** 77.-4-3. **Zoning District (Current):** C-1. **SEQR Type:** Unlisted.

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. Phase I will contain five (5) campsites; Phase II will contain an additional five (5) campsites to total (10) sites between two phases. 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.

Referral

Appeal 878 - In accordance with Chapter 90 and Chapter 149 of the Town of Moreau Town Code, the applicant seeks a Special Use Permit 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: This has been referred to the Planning Board in accordance with Article V. Special Uses of Chapter 149.