

Planning Board Members Present

- John Arnold Planning Board Chairman
- Carl Hourihan Planning Board Member
- Mike Shaver Planning Board Member
- Bradley Nelson Planning Board Member
- Adam Seybolt Planning Board Member
- Josh Westfall Town of Moreau Building Planning & Development Coordinator
- Glen Bruening Town Counsel
- Diana Corlew-Harrison Secretary

Planning Board Members Absent

- Ann Purdue Planning Board Member
- Maureen Jackson Alternate Planning Board Member
- Matt Abrams Planning Board Member
- Edward Potter Alternate Planning Board Member

The meeting was called to order at 7:01 pm by Chairperson Arnold

Minutes to approve:

April 2026 – Mr. Hourihan made a motion to approve these minutes with changes. Seconded by Mr. Shaver, all approved.

Old Business – Site Plan Review

Site Plan Review – SPR5-2025 Onyx Restaurant

Applicants seek 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). Proposal is revised from 2025 and no outdoor modifications proposed. To be served by public water and private sewer. Stormwater approved as part of application SPR2-2022. **Applicant:** Tara Stone/Steve Leary. **Owner of Record:** Tara Stone. **Property Location:** 1451 US-9. **Tax Map ID:** 63.4.-1-77. **Zoning District:** C-1. **SEQR:** Type II.

Applicant Tara Stone was not present at the meeting. Steve Leary, who is opening the restaurant space, but is unaware of what needs to be done to move this along. Mr. Arnold stated that there are minimal changes that need to be made. Mr. Westfall stated that the patio was removed and is going back to original plan to not affect the SWIPP. She has moved the construction out and Mr. Westfall states that the need to fix the parking lot and paving to be done. He inquired as to what needed to be done to get approval. Mr. Arnold and Mr. Westfall said that if lot stays gravel, then it can be used as long as holes are filled and get 27 parking spaces in configuration. The removal of overgrown trees and shrubbery should not affect the SWIPP. Applicant states that banquet room is smaller now since updating bathrooms and the office space is still being used as another business, so he feels he would only need the 27 spaces.

Motion by Mr. Hourihan to approve site plan review with improvements of parking lot with gravel to fill holes and conform with NYS Uniform Code #3, Building and Codes must approve when parking area complete, Markings for 27 parking spaces with a one-year timeline. Seconded by Mr. Shaver. All approved.

Discussion

Top Hat Energy Inc. Solar Project

Mr. Fred Ball, Manager of Business Development, spoke on this project. The site will be in the Moreau Industrial Park. It is planned for a 2.5 Mwac Community Solar Project. He brought in preliminary maps and pictures of potential proposals. They also have Baker Falls Solar Project. They are looking to get recommendations from this board on needs, questions, and or what concerns. This will be a M1 project. There are no plans for battery area at this point.

Mr. Shaver asked if location and if road big enough for fire trucks. Mr. Ball states that all will be to code. Area will also be fenced in to code with 7ft man gates as well. The Fire Dept will have final review. The site will not be visible from Bluebird but will be visible by other tenants such as Hexion and National Grid.

Mr. Arnold asked if stationary units. Mr. Ball states they are trackers.

Mr. Nelson asked if area in front was going to be used for. Mr. Ball states that this was originally planned for solar plus battery storage but will not be at this time due to the moratorium in the Town.

Mr. Ball states that Nexamp does finance, develops, creates, and builds and maintains the property year-round and uses local subcontractor to provide services.

Mr. Arnold asked about road down to the south side, which is partly residential if screening will be provided. Applicant states yes. Mr. Arnold asked how there would be access to south end of property for fire trucks. Applicant states they are normally 20 feet from the fence line but will be reviewed by fire dept to be sure there is enough room.

Mr. Arnold asked what lighting would be on site. Applicant states that there will be infrared security cameras but no outside lighting.

Mr. Hourihan asked about another parcel on northeast corner. Industrial Park owns that and it is small and there is no interest at this point in owning it by Nexamp.

Mr. Arnold asked about the road at the end of the cul-de-sac and if it connects to Fort Edward Road. Mr. Westfall states National Grid uses it. Applicants will check with easement or right of way with National Grid at application.

Mr. Arnold asked what potential build time would be. Applicants would like to turn it on by end of 2027. Tree removal this year and hopefully building in the spring of 2027.

Motion made to adjourn the meeting by Mr. Shaver, seconded by Mr. Nelson.

Mr. Arnold adjourned the meeting at 7:45 pm.

Signed by Diana Corlew-Harrison on July 27, 2026.