

TOWN OF MOREAU
NEW YORK
351 REYNOLDS ROAD • MOREAU, NY

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TOWN OF MOREAU
BUILDING DEPARTMENT

FILE COPY

APPLICATION FOR SKETCH PLAN REVIEW

3 Lot subdivision

37.-1-15.212

FOR INTERNAL USE ONLY

APPLICANT:

Havens

96b Harrison Ave

APPLICATION #:

Subd 2-2025

ZONING DISTRICT:

DATE SUBMITTED:

8/1/25

DATE ACCEPTED:

HEARING DATE:

☐ SEQR Type 1

☐ SEQR Type 2

☐ Unlisted

APPLICANT INFORMATION:

1. Applicant(s): Anthony Havens

Street Address: 96b Harrison Ave

City, State, Zip: South Glens Falls NY 12803

Telephone #:

Fax #:

E-mail Address:

2. Agent:

Street Address:

City, State, Zip:

Telephone #:

Fax #:

E-mail Address:

3. Owner: Anthony/Andrew Havens

Street Address: 96 Harrison Ave

City, State, Zip: South Glens Falls NY 12803

Telephone #:

Fax #:

E-mail Address:

RELATIONSHIP TO THE PROPERTY:

OWNER: ☒ Yes ☐ No

LESSEE: ☐ Yes ☐ No

AGENT: ☐ Yes ☐ No

If an agent, please attach an Agent Authorization Form.

Subdivision of Land

Sketch Plan Review Application

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GENERAL INFORMATION:

NAME OR TITLE OF SUBDIVISION: Havens Subdivision

PROPERTY LOCATION: Harrison Ave South Glens Falls NY

TAX MAP # (ALL PARCELS): 37,001/15.211

ZONING DISTRICT: UR residential CURRENT LAND USE: Vacant

SIZE OF SUBDIVISION (ACRES): 2 Acres

SMALLEST LOT (SF): 200ft LARGEST LOT (SF): _____ AVERAGE LOT (SF): 200ft

MINIMUM LOT WIDTH (FT): _____ AVERAGE LOT WIDTH (FT): _____

TOTAL LENGTH OF NEW ROADS (FT): _____

ANTICIPATED CONSTRUCTION START DATE: Within next 2-5 years??

ANTICIPATED CONSTRUCTION END DATE: _____

OTHER APPROVALS REQUIRED:

State Environmental Quality Review Act (SEQRA)

Please complete, sign and attach the appropriate Environmental Assessment Form.

Federal

NYS Department of Health

NYS Department of Environmental Conservation

NYS Department of Transportation

Saratoga County Department of Public Works

Moreau Highway Department

Moreau Water Department

Moreau Sewer Department

☐ Type 1 ☐ Type 2

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

DESCRIPTION:

1. Please provide an accurate description of the site, including boundaries, natural and other characteristics such as vegetative cover, soils, watercourses, wetlands, topography, existing structures, utilities, and access.

Two partial wooded/cleared acres off private road. 2 existing homes on that road. Beyond the proposed
2 acres is wooded area

2. Please describe the character of the surrounding lands (i.e. suburban, industrial, wetlands, woods, etc.).

Urban rural wooded/cleared. Several apartments and private homes surround the property
Beyond the 2 lots is 5 acres of wooded area.

3. Please describe the development plan, including types of uses and their proposed locations and sizes.

Currently it will be 2 vacant lots. 1 acre deeded to each child. Current plans are none but future may
use it may be used to build single family home on each lot. TBD

4. Please briefly describe the ownership intentions (i.e. purchase options) of the Applicant.

It will be deeded to 2 children of the current owner of the land. These children may or

may not build a home or leave it wooded.

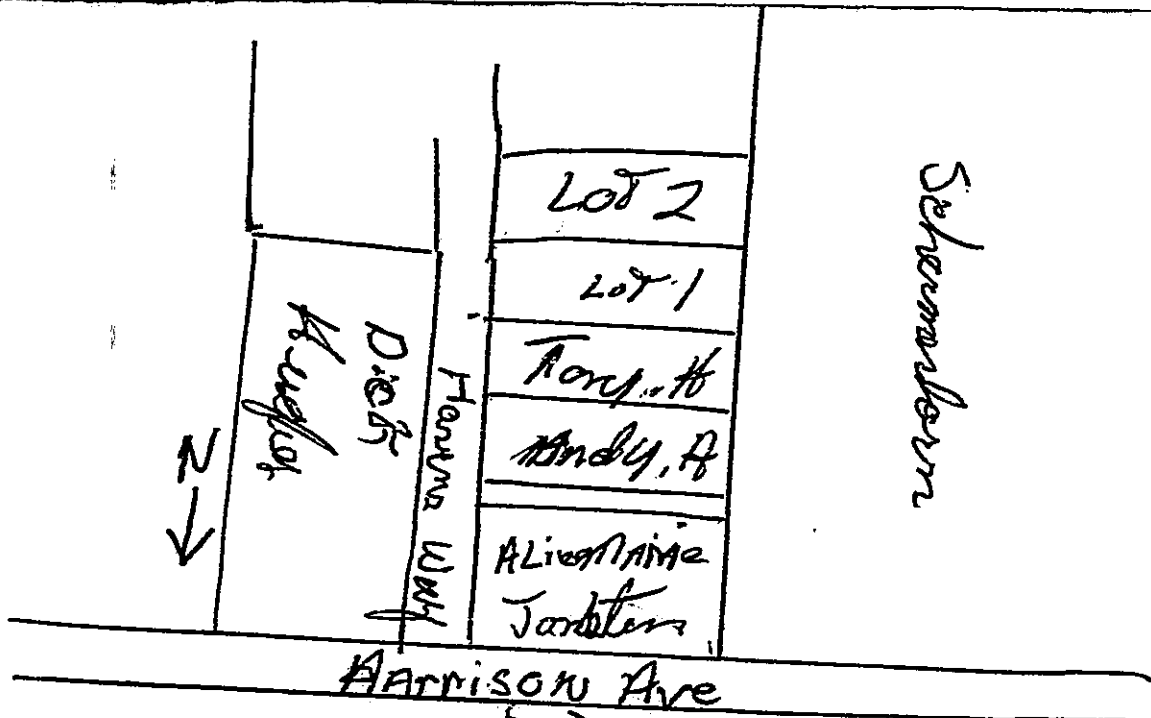
Giving a children opportunity to raise a family in the town they grew up in and family surrounds them.

5. Please provide an estimated project construction schedule, including phasing, if applicable.

Unknown 1-10 years

6. In the space provided below, draw an overview (site location) of where your property is located in the Town of Moreau. Please show a north arrow, street corners (name them), and identify your property.

See Attached



NOTE: This particular map does not have to be drawn to scale.

Subdivision of Land

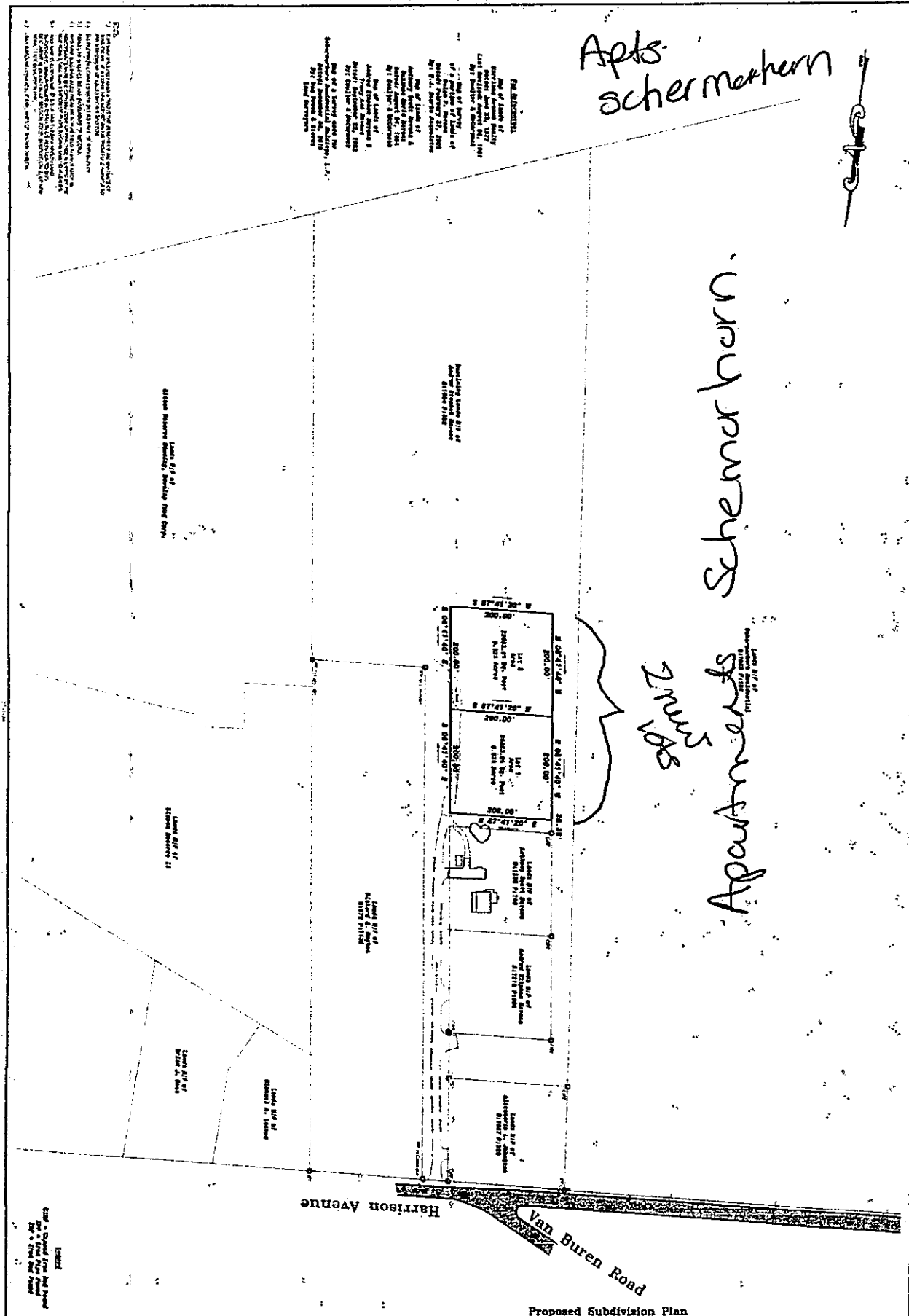
City of Moreau Planning Application

Apts.
Schermerhorn

Schermerhorn.

2nd Fl

Apartment
Schermerhorn



| | | | | | |
|---|--|--|--|----------------------------|--|
| <p>Proposed Subdivision Plan</p> | | <p>Map of a Survey made for Anthony Havens Town of Morris, Saratoga County, New York</p> | | <p>NO DATE DESCRIPTION</p> | |
| <p>Van Dusen & Steves Land Surveyors 180 Northland Road Saratoga Springs, New York 12864 (518) 758-6474 New York Lic. No. 54735</p> | | <p>Map made by Anthony Havens</p> | | <p>NO DATE DESCRIPTION</p> | |
| <p>Scale 1" = 100'</p> | | <p>Map made by Anthony Havens</p> | | <p>NO DATE DESCRIPTION</p> | |

QUESTIONNAIRE:

1. Will the development be clustered?

☐ Yes ☒ No

If **yes**, please describe below.

2. Will the development require modifications to the zoning district or text?

☐ Yes ☒ No

If **yes**, please describe the proposed modifications.

3. Are there any easements or other restrictions on the property, offers of cession and covenants governing the maintenance, or unceded open space?

☐ Yes ☒ No

If **yes**, please describe below.

4. Are there existing provisions for water and sewer?

☐ Yes ☒ No

If **yes**, please describe below. If **no**, please describe how these will be accommodated.

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-
5. Will the development impact services such as traffic, sewer, water, drainage, etc.?

☐ Yes ☒ No

If **yes**, please describe the anticipated impacts.

-
6. Will the development impact adjoining properties (noise, visual, drainage, etc.)?

☐ Yes ☒ No

If **yes**, please describe the anticipated impacts.

-
7. Are there any previous Town, Planning or Zoning Board determinations regarding this property?

☒ Yes ☐ No

If **yes**, please provide the **application number**, the **applicant's name**, and the **date of determination**.

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CHECKLIST OF SKETCH PLAN REVIEW APPLICATION COMPLETENESS:

As per § 124-6, the sketch plan shall include the following elements:

- ☐ 1. Survey at a scale of 50 feet to the inch, clearly showing:
 - ☐ Boundary of the subdivision.
 - ☐ Topographic features, including existing grade contours at 10-foot intervals, U.S.G.S datum.
 - ☐ Existing watercourses, including lakes, ponds, wetlands, streams or intermittent streams.
 - ☐ Areas of existing vegetation, including woodlots and hedgerows.
 - ☐ Areas within the designated 100-year floodplain as determined by the U.S. HUD Flood Insurance Program.
 - ☐ Existing man-made features, including location and size of power lines, pipelines, buildings and structures, storm drains, culverts, wells, septic tanks, and fields of adjoining properties.
 - ☐ Existing rights-of-way and/or easements across or adjacent to the proposed subdivision.
- ☐ 2. Sketch plan, clearly showing:
 - ☐ Name and street addresses of all applicants, if an individual or partnership, and the names and street addresses of principal officers of a corporation.
 - ☐ Location map showing the property included in the proposed subdivision, all contiguous properties of the proposed subdivision, and all properties within 500 feet which front any contiguous street or highway. All properties shall be identified by lot, parcel number and names of owners.
 - ☐ Location and width of proposed street right-of-way and pavements.
 - ☐ Proposed arrangement and approximate area, width, length and setback requirements of each lot and street pattern.
 - ☐ Sketch grading and drainage plan indicating the general slope of the land and method of draining stormwater, including proposed culverts, storm drainage structures and retention ponds.
 - ☐ Parcels of land proposed to be dedicated to public use, such as parks, recreation areas, conservation easements or scenic easements.
- ☐ 3. Additional information requested by the Planning Board.

As per §124-6 of the Town Code, the sketch plan must be prepared by a **licensed professional engineer, a licensed professional land surveyor with properly executive New York State Education Department Exemption N, or a licensed landscape architect.**

Other documentation to submit with the Sketch Plan Review Application includes:

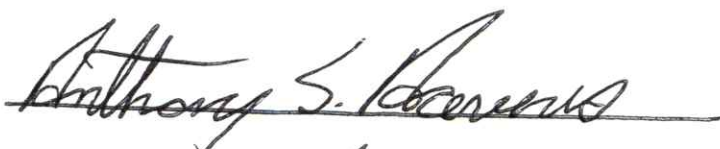
- ☐ 1. Completed and signed appropriate Environmental Assessment Form.
- ☐ 2. Completed and signed "Authorization to Act as Agent For" form (if applicable).
- ☐ 3. Two (2) copies of the deed for each parcel included on the subdivision.

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Please return the original application, with all pages intact, along with ten (10) paper copies and an electronic copy, including required information and documentation. The electronic copy may be submitted on a flash drive or emailed to biclerk@townofmoreau.org.

NOTE: The application will not be scheduled on the Planning Board agenda until all paper and electronic copies have been received by the Town Building Department.

Also note that the information to be provided is not limited to the space on this form. If additional space is needed, please use separate sheets and indicate the enclosure number or page number for the attached sheets in the related space provided on this application.


Signature Anthony S. Hawkins
Applicant (print and sign)

August 1, 2025
Date

Agent (print and sign)

Date