

Town of Moreau  
**SITE PLAN REVIEW APPLICATION**

**Property Location**

Address 1448 US Route 9, Fort Edward, NY 12828 Zoning District General Commercial (C-1)

Project Name Moreau Dental Services Tax Map ID # 63.3 - 1 - 24

**Applicant Information**

Name (Print) Hudson Headwater Health Network Phone ██████████

Street Address The George Purdue Administration Building Email ██████████  
9 Carey Road

City Queensbury State NY Zip Code 12084

Signature Ramona P. Pano, CFO Date 2/2/2026

**Owner Information**

Name (Print) Hudson Headwater Health Network Phone ██████████

Street Address The George Purdue Administration Building Email ██████████  
9 Carey Road

City Queensbury State NY Zip Code 12084

Signature Ramona P. Pano, CFO Date 2/2/2026

**Agent for the Owner/Applicant (NOTE: If applicable, an authorization form needed)**

Name (Print) Greenman-Pedersen, Inc. Phone (518) 200-2522

Street Address 80 Wolf Road, Suite 600 Email ██████████

City Albany State NY Zip Code 12205

Signature E. Donner Date 2/2/2026

**Total Site Area**

1.36 Acres or ██████████ Square feet

**Project description:** Include a description of primary and secondary uses (residential commercial industrial, institutional or open space); the area associated with each use; and building size (NOTE: Attach an additional narrative if necessary)

The HHHN Moreau Dental Service project entails transforming an existing primary care center into a modern dental clinic that meets HHHN's operational and regulatory requirements. The scope includes upgrades to the building's mechanical, electrical, and plumbing systems—such as new HVAC, specialized dental plumbing, electrical distribution, lighting, fire alarm enhancements, and a standby generator—along with the installation of compressed air and vacuum systems tailored for dental operations. Site improvements feature repaving of existing parking areas and driveways, new sidewalks, enhanced site lighting, a dumpster enclosure, updated signage, and landscaping.

**Parking**

# of vehicle spaces 36 # of truck spaces \_\_\_\_\_ # of trailer spaces \_\_\_\_\_

**Project schedule** (NOTE: Describe the length of time needed to complete the project and if relevant, the phases and number of phases needed to complete the project)

Site plan review - 11 weeks

Bidding, award, & contract review - 11 weeks

Construction and fit up - 43 weeks

**Estimated value of the project upon completion** \$ \_\_\_\_\_

**Describe the current land use of the project site** (e.g. residential, commercial, vacant, etc.)

Commercial - health building

**Describe the current condition of the project site** (e.g. buildings and structures present)

Building present, two (2) parking lots, landscaping around building and parkings lots, wooded

**Describe the current character of adjoining and surrounding properties**

Child care facility located to the northeast; commercial property to the southwest; custom modular home builder located beyond Route 9 to the northwest; Niagara Mohawk Power utility easement to southeast, beyond which are vacant wooded properties

**State and/or federal permits required**

N/A

**Site Plan Application Requirements:** The following items, existing and proposed, shall be noted on stamped and signed survey map.

Item	Description	Located on Sheet #
<b>1. GENERAL</b>		
A.	Title, Name, Address of applicant and person responsible for preparation of drawing	All
B.	Deed	2,3
C.	North arrow, Tax Map ID, date prepared and scale (Minimum 1 in. = 50 ft.)	All
D.	Boundaries Of the property plotted to scale, zoning boundary	3
E.	Principal structures, accessory structures with exterior dimensions	All
F.	Site improvements including outdoor storage areas, driveways, parking areas, etc. (NOTE: must include both existing and proposed)	5-7
G.	Setbacks for all structures and improvements	
H.	Elevations and floor plans of all proposed and affected structures	All
<b>2. WATER &amp; SEWER</b>		
A.	Percolation test location and results	N/A
B.	Project sewage disposal facilities, design details, & construction details	N/A
C.	Separation distances for proposed sewage disposal system to well(s) and bodies of water	N/A
D.	Water supply & septic on adjoining lots with separation distances to existing or proposed on-site water supply and septic	N/A
E.	Existing public or private water supply. Method of securing public or private water, location, design and construction of water supply including daily water usage	2
<b>3. PARKING / PERMEABLE AREAS</b>		
A.	Number of spaces required for project including calculation and justification: (NOTE: Existing and proposed parking is required)	5
B.	Number of existing parking spaces, number to be removed, number to be maintained and type of surfacing material	5
C.	Provisions for pedestrian and handicap access and parking: existing and proposed	2, 5
D.	Design details of ingress, egress, loading areas and cutting: existing and proposed	
E.	Traffic patterns of pedestrian and vehicular traffic: existing and proposed. (NOTE: If trucks are entering or leaving the site – adequate space for turn radius will need to be verified)	
F.	Outdoor lighting, location and design: existing and proposed	7
G.	Percentage of permeability, percentage of lot coverage	
<b>4. MISCELLANEOUS</b>		
A.	Signage: Location, size, type, design and setbacks: existing and proposed	
B.	Location, design and construction details of all existing and proposed site improvements including: drains, culverts, retaining walls, fences, and hydrants	N/A
C.	Location and description of vegetation and tree coverage, snow removal areas, and trash receptacles	5