

Town of Moreau
SITE PLAN REVIEW APPLICATION

Property Location

Address 6 Bluebird Road Zoning District C-1 Commercial

Project Name New mixed use commercial facility Tax Map ID # 49.4 - 3 - 1

Applicant Information

Name (Print) MRCN Properties, LLC Phone [REDACTED]

Street Address 6 Bluebird Road Email [REDACTED]

City South Glens Falls State NY Zip Code 12803

Signature _____ Date 3 Jan 2026

Owner Information

Name (Print) MRCN Properties, LLC Phone [REDACTED]

Street Address 6 Bluebird Road Email [REDACTED]

City South Glens Falls State NY Zip Code 12803

Signature _____ Date 3 Jan 2026

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

Name (Print) Ethan P. Hall - Rucinski Hall Architecture Phone 5 [REDACTED]

Street Address 134 Dix Ave Email ephall@rha-pc.com

City Glens Falls State NY Zip Code 12801

Signature _____ Date 3 Jan 2026

Total Site Area

2.84 acres Acres or 123,750 SF 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)

Main building is the former Bluebird Road school, now used as offices for All Star Systems. The existing maintenance buildings formerly associated with the school are at the rear of the property and one will be removed to allow for a new mixed use commercial rental building to be used for multiple tenant spaces within the building.

Parking

of vehicle spaces 38 # of truck spaces 3 # of trailer spaces 3

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)

Existing maintenance building will be removed and the new building will be constructed as soon as the existing building has been removed. Construction expected to begin in the spring of 2026 and be completed by fall of 2026

Estimated value of the project upon completion \$ 750,000 to 1,000,000

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

Current use is commercial office and work space for All Star Systems - the existing maintenance building is mainly vacant and is in need of replacement

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

Main building (former school) is utilized by All Star Systems for the office and shop for the business. The maintenance buildings are partially occupied however the one building being replaced is in need of replacement due to the buildings age and lack of maintenance over the years

Describe the current character of adjoining and surrounding properties

Mainly commercial along the Route 9 corridor. Property abuts a residential subdivision to the east. The C-1 Commercial zoning encroaches into the residential subdivision.

State and/or federal permits required

None

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

Item	Description	Located on Sheet #
1. GENERAL		
A.	Title, Name, Address of applicant and person responsible for preparation of drawing	All
B.	Deed	Yes
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	C-1
E.	Principal structures, accessory structures with exterior dimensions	C-1
F.	Site improvements including outdoor storage areas, driveways, parking areas, etc. (NOTE: must include both existing and proposed)	C-1
G.	Setbacks for all structures and improvements	C-1
H.	Elevations and floor plans of all proposed and affected structures	A-1
2. WATER & SEWER		
A.	Percolation test location and results	C-1
B.	Project sewage disposal facilities, design details, & construction details	C-1
C.	Separation distances for proposed sewage disposal system to well(s) and bodies of water	C-1
D.	Water supply & septic on adjoining lots with separation distances to existing or proposed on-site water supply and septic	C-1
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	C-1
3. PARKING / PERMEABLE AREAS		
A.	Number of spaces required for project including calculation and justification: (NOTE: Existing and proposed parking is required)	C-1
B.	Number of existing parking spaces, number to be removed, number to be maintained and type of surfacing material	C-1
C.	Provisions for pedestrian and handicap access and parking: existing and proposed	C-1
D.	Design details of ingress, egress, loading areas and cutting: existing and proposed	C-1
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)	C-1
F.	Outdoor lighting, location and design: existing and proposed	C-1
G.	Percentage of permeability, percentage of lot coverage	C-1
4. MISCELLANEOUS		
A.	Signage: Location, size, type, design and setbacks: existing and proposed	C-1
B.	Location, design and construction details of all existing and proposed site improvements including: drains, culverts, retaining walls, fences, and hydrants	C-1
C.	Location and description of vegetation and tree coverage, snow removal areas, and trash receptacles	C-1