

Town of Moreau
SITE PLAN REVIEW APPLICATION

Property Location

Address 1583 Route 9, Moreau, NY 12828 Zoning District C-1 (Commercial)

Project Name Moreau Emergency Squad Expansion Tax Map ID # 63.2 - 1 - 39

Applicant Information

Name (Print) Moreau Emergency Squad (Steven VanGuilder) Phone 518-784-2888

Street Address 1583 Route 9 Email steven_van_guilder@hotmail.com

City Moreau State NY Zip Code 12828

Signature  Date 12-30-2025

Owner Information

Name (Print) Moreau Emergency Squad (Steven VanGuilder) Phone 518-784-2888

Street Address 1583 Route 9 Email steven_van_guilder@hotmail.com

City Moreau State NY Zip Code 12828

Signature  Date 12-30-2025

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

Name (Print) Richard E. Jones Associates, Architects Phone 518-789-1845

Street Address 339 Aviation Road Email richardjones@jarchitects.com

City Queensbury State NY Zip Code 12804

Signature  Date 12-30-2025

Total Site Area

1.22 Acres or 53,134 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 property is currently occupied by the Moreau Emergency Squad, Inc. and the proposed project is an expansion of the existing use. The existing building is a 6,706 sf single story structure which will be used for

ambulance vehicle storage and attached will be a two story addition of approximately 9,816 sf which will include multiple staff offices, a large staff training room and support spaces on the 1st floor and sleeping

Parking

of vehicle spaces 55 # of truck spaces 0 # of trailer spaces 0

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)

It is currently estimated that the reconstruction of the existing building and the construction of the

two story addition will require approximately 15 months to complete. The project would be completed in phases with the building addition and the majority of the site reconstruction being completed first. Upon completion of the initial phase the existing building would be completely renovated and any remaining site work would be completed.

Estimated value of the project upon completion \$ 3,825,000 for construction

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

Current land use of the site is commercial as the project is occupied by the Moreau Emergency

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

The existing site contains a single story building of 6,706 sf which is utilized for ambulance storage and staff offices and training.

Describe the current character of adjoining and surrounding properties

The current adjoining and surrounding properties are primarily utilized by commercial businesses.

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 drawings
B.	Deed	Attachment
C.	North arrow, Tax Map ID, date prepared and scale (Minimum 1 in. = 50 ft.)	C-100, C-101, C-102, C-103
D.	Boundaries Of the property plotted to scale, zoning boundary	C-100, C-101, C-102, C-103
E.	Principal structures, accessory structures with exterior dimensions	C-100, C-101, C-102, C-103
F.	Site improvements including outdoor storage areas, driveways, parking areas, etc. (NOTE: must include both existing and proposed)	C-100, C-101, C-102, C-103
G.	Setbacks for all structures and improvements	C-100, C-101, C-102, C-103
H.	Elevations and floor plans of all proposed and affected structures	A-1.1, A-3.2
2. WATER & SEWER		
A.	Percolation test location and results	C-101
B.	Project sewage disposal facilities, design details, & construction details	C-103
C.	Separation distances for proposed sewage disposal system to well(s) and bodies of water	C-103
D.	Water supply & septic on adjoining lots with separation distances to existing or proposed on-site water supply and septic	C-103
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-103
3. PARKING / PERMEABLE AREAS		
A.	Number of spaces required for project including calculation and justification: (NOTE: Existing and proposed parking is required)	C-102
B.	Number of existing parking spaces, number to be removed, number to be maintained and type of surfacing material	C-102
C.	Provisions for pedestrian and handicap access and parking: existing and proposed	C-102
D.	Design details of ingress, egress, loading areas and cutting: existing and proposed	C-102
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-102
F.	Outdoor lighting, location and design: existing and proposed	C-103
G.	Percentage of permeability, percentage of lot coverage	C-102
4. MISCELLANEOUS		
A.	Signage: Location, size, type, design and setbacks: existing and proposed	C-101, C-102
B.	Location, design and construction details of all existing and proposed site improvements including: drains, culverts, retaining walls, fences, and hydrants	C-102, C-103
C.	Location and description of vegetation and tree coverage, snow removal areas, and trash receptacles	C-102

AGENT AUTHORIZATION FORM

I Steven VanGuilder hereby certify that I am the applicant listed within the Site Plan Review Application and I have read the information contained in this application and it is true and accurate to the best of my knowledge.

I further authorize Richard E. Jones, Architect to serve as my agent for this application and to represent my interest before the Town Planning Board.

Applicant's Signature:  Date: 12-30-2025

Agent's Signature:  Date: 12-30-2025

This application may be subject to review by the Saratoga County Planning Board, and a copy of this application is being sent to Saratoga County.