

TOWN OF MOREAU
NEW YORK

351 REYNOLDS ROAD • MOREAU, NY

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TOWN OF MOREAU
BUILDING DEPARTMENT

APPLICATION FOR PRELIMINARY PLAT REVIEW

62.-2-1.1

FOR INTERNAL USE ONLY	
APPLICANT: <u>Tier 1 Enterprise</u>	APPLICATION #: <u>Subd 1-2025</u>
<u>134 Spier Falls Rd</u>	ZONING DISTRICT: <u>B-2</u>
<u>Subd 1-2025</u>	DATE SUBMITTED: <u>7/30/25</u>
	DATE ACCEPTED: _____
	HEARING DATE: <u>8/18/25</u>
<input type="checkbox"/> SEQR Type 1 <input type="checkbox"/> SEQR Type 2 <input type="checkbox"/> Unlisted	

APPLICANT INFORMATION:

1. Applicant(s): Tier 1 Enterprises, LLC, c/o Todd Tierney
Street Address: PO Box 286
City, State, Zip: Glens Falls, NY 12801
Telephone #: 518-260-6078 Fax #: 518-745-1037
E-mail Address: ttierney@drywallcenterinc.com
2. Agent: David C. Klingebiel
Street Address: PO Box 2152
City, State, Zip: Glens Falls, NY 12801
Telephone #: 518-798-1758 Fax #: 518-798-0740
E-mail Address: dklingebiel@nycap.r.com
3. Owner: Same as #1
Street Address: _____
City, State, Zip: _____
Telephone #: _____ Fax #: _____
E-mail Address: _____

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4. Engineer: None
License #: _____
Street Address: _____
City, State, Zip: _____
Telephone #: _____ Fax #: _____
E-mail Address: _____

5. Surveyor: Matthew Steves, Van Dusen & Steves
License #: _____
Street Address: 169 Haviland Road
City, State, Zip: Queensbury, NY 12804
Telephone #: 518-792-8474 Fax #: None
E-mail Address: MCNEVandusenandSteves.com

RELATIONSHIP TO THE PROPERTY:

OWNER: ☒ Yes ☐ No

LESSEE: ☐ Yes ☐ No

AGENT: ☐ Yes ☐ No

If an agent, please attach an Agent Authorization Form.

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GENERAL INFORMATION:

NAME OR TITLE OF SUBDIVISION: Proposed 5 lot Subdivision, Tier 2 Enterprises, LLC
PROPERTY LOCATION: 134 Spier Falls Road

RESULTS OF SKETCH PLAN REVIEW:

DATE OF SKETCH PLAN REVIEW: July 21, 2025

1. Did Sketch Plan Review determine that the project may have an adverse environmental impact? ☐ Yes ☒ No
2. Has the Sketch Plan been altered in any manner either by Planning Board recommendation or for any other reason? ☐ Yes ☒ No
If yes, please attach a complete explanation thereof.

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

CHECKLIST OF PRELIMINARY PLAT REVIEW APPLICATION COMPLETENESS:

As per § 124-9, the preliminary plat application shall be accompanied by the following documents:

- ☒ 1. Preliminary Plat, prepared by a licensed professional engineer or a licensed professional land surveyor with properly executive New York State Education Department Exemption N, at a scale of 50 feet to the inch, clearly showing:
- ☒ Location of all existing and proposed property lines, buildings, watercourses and other important topographic features.
 - ☒ Existing and proposed contours showing elevations at ⁵ five-foot contour intervals and extending at least 100 feet in each direct beyond the property lines of the parcel being subdivided. Existing contours shall be as determined by an actual field survey.
 - ☒ Location, names and width of all existing and proposed streets, easements, lots, ~~building lines, wells, septic tanks and leach fields~~, and similar facts regarding property immediately adjacent or opposite the proposed subdivision.
 - ☒ Location map showing the zoning district or districts in which the land to be subdivided is located, the property included in the proposed subdivision, all contiguous properties, and all properties which front any contiguous street or highway and are within 500 feet of the proposed subdivision. All properties shall be identified by lot number, parcel number and the names of the owners.
 - ☒ Location and size of any existing sewers, water mains, culverts and drainpipes, electric and telephone lines, cable television, proposed sewers, water mains, culverts, and drainpipes on the property or immediately adjacent to the property to be subdivided.
 - ☐ Proposed arrangement and area, width and length of street frontage and setback requirements of each lot to demonstrate that the layout of streets and lots is in accordance with the requirements of the zoning district or districts in which the subdivision is located as required by Chapter 149 Zoning of the Town Code.
 - ☒ All parcels of land proposed to be dedicated to the public use. *None*
 - ☒ Date, north arrow and scale.
 - ☒ Title under which the proposed subdivision is to be recorded, with the names of the owner and the engineer or land surveyor who prepared the preliminary plat and the license number of the engineer or land surveyor shown on the drawing.
 - ☒ Stormwater pollution plan (SWPPP) consistent with the requirements, criteria and standards of Chapter 120 Stormwater Management and Erosion and Sediment Control of the Town Code. *Not provided, no construction is being proposed, only the creation of lots.*
- ☐ 2. Layout Plans, prepared by a licensed professional engineer or a licensed professional land surveyor with properly executive New York State Education Department Exemption N, at a scale of 50 feet to the inch, clearly showing:
- ☐ Exact layout and dimension of proposed streets, including stationing and tie-ins to the center lines of existing streets with monuments and other points as required, including a tie-into the Saratoga County Geodetic Monumentation Network.
 - ☐ Location and widths of all streets, pavements, curbs, sidewalks, easements, parks and other open spaces.
 - ☐ Proposed names of all streets and radii of all curves in the street line.
 - ☐ Location of all proposed utilities, including the proposed water supply, sanitary sewers, stormwater drainage system, and any other proposed underground utilities.

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- ☐ Proposed lot lines.
- ☐ Date, north arrow and scale.
- ☐ Title under which the proposed subdivision is to be recorded with the names of the owner and engineer or land surveyor who prepared the layout plans and the license number of the engineer or land surveyor shown on the drawing.

☐

N/A

3. Construction Details, prepared by a licensed professional engineer or a licensed professional land surveyor with properly executive New York State Education Department Exemption N, clearly showing:

- ☐ Proposed sanitary sewer system, including pipe sizes, bedding and profiles.
- ☐ Proposed storm drainage system, including pipe sizes, bedding, catch basin and manhole details, profiles, and method of disposal of collected stormwater.
- ☐ Proposed water supply system.
- ☐ Other proposed underground utilities.
- ☐ Typical cross section of the roadway, including the right-of-way width, pavement width and depth of pavement materials and subbase, location of utilities, character and dimensions of curbs and sidewalks, and side slope grading.
- ☐ Profiles, showing original ground surface at center line and both right-of-way lines of all streets and finished street surface at center lines of all streets, percentage of grades of streets, stationing and elevations of all points of curvature, points of intersection, points of tangency and of proposed sewers, drains, culverts, manholes and other features. Invert elevations and slopes of sewers and drains and both surface and invert elevations of manholes shall be indicated. Profiles shall be drawn to the scale of five feet to the inch vertical and 50 feet to the inch horizontal. The stationing shall show accurate center-line distances. The elevations of the original ground surface shall be to the nearest tenth of a foot and, of fixed points, to the nearest hundredth of a foot.
- ☐ Location and elevation of all proposed monument locations.
- ☐ Date and scale.
- ☐ Title under which the proposed subdivision is to be recorded, with the names of the owner and engineer who prepared the construction details and the license number and seal of the engineer affixed to the drawing.

☐

N/A

4. Clearing Plan, at a scale of 50 feet to the inch, clearly showing:

- ☐ Existing vegetation prior to any clearing of the site for site investigation purposes.
- ☐ Areas of vegetation removed from the site for investigation purposes.
- ☐ Location of roadways, underground or overhead utilities not in roadways, limits of grading, proposed location of any buildings, septic systems, wells and driveways, and any other improvements which might require clearing.
- ☐ Areas where slopes are greater than 15%.
- ☐ Limits of proposed clearing of trees.
- ☐ Measures to be taken to protect remaining trees, including details.

☐

N/A

5. Grading and Erosion Control Plans, at a scale of 50 feet to the inch, clearly showing:

- ☐ Generalized grading and drainage plan.
- ☐ Any phasing of tree removal and/or construction.

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- ☐ Proposed erosion control measures, including scheduling and phasing during the site preparation, site construction and post construction.
- ☐ Details of all erosion control measures.
- N/A* ☐ 6. Drainage Report, prepared by a licensed professional engineer or a licensed landscape architect, in accordance with the design standards established under Section VIII Design Standards of the Town Code.
- ☒ 7. Environmental Report, in accordance with the State Environmental Quality Review Act (SEQRA), describing the potential environmental impact of the proposed subdivision as required by the Planning Board (see Article 8 of the New York State Environmental Conservation Law).
- ☐ 8. Statement of Intent, including:
- ☒ Proof of ownership of the land to be subdivided in a form approved by the Town Attorney.
- N/A* ☐ Nature and extent of proposed street improvements.
- N/A* ☐ Nature and extent of any recreational features, parks, playgrounds, water supply, sewerage and drainage rights-of-way and easements, retention basins, and other land to be dedicated to public use and the conditions under which dedication of these features is to be made to the Town.
- N/A* ☐ Statement that the applicant will install all improvements in accordance with the standards prescribed by the departments of the Town having jurisdiction and set all monuments as shown on the final plat thereof in such a manner as the Planning Board may designate.
- ☐ NOTE: Other documentation to submit with the Preliminary Plat Review Application includes a completed and signed "Authorization to Act as Agent For" form (if applicable).

↳ previously provided.

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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.

The undersigned hereby requests the approval by the Planning Board of the Town of Moreau of the above Identified Preliminary Subdivision Plat.

Signature

Donald Tanning
Applicant (print and sign)

7/30/25
Date

Dale K. Hill
Agent (print and sign)

7/30/25
Date