

TOWN OF MOREAU
NEW YORK

351 REYNOLDS ROAD • MOREAU, NY

AUTHORIZATION "TO ACT AS AGENT FOR" FORM

NOTE: FORM MUST BE NOTARIZED

Application Type (please check one):

☐ Subdivision ☒ Site Plan Review ☐ Variance

Statement of Authorization:

Cerrone Land Holdings, LLC

I, _____ owner of the premises

1589 Route 9, Moreau, NY 12828

located at: _____,

63.-1-44

with the tax map parcel number of (section, block, and lot no.): _____

Galusha and Sons, LLC

hereby designate _____

Timber Harvesting

as my Agent regarding an application for _____

of the above premises.

Project Description:

Please describe the proposed action below or attach an explanation.

- Install construction entrance in lot 63.-1-44 and perform a timber harvest on same lot.

☐

☐

Deed Reference Book 2011 Page 809 Date _____

Town of Moreau – Building Department

Does the above parcel represent the Owner's entire contiguous holdings?

Yes

No

Page 1 of 2

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Authorizing Signature:

Gianni Simone

Owner (print)

[Signature]

Owner (sign)

8-31-24

Date

Signature of Notary:

State of New York)) SS:

County of Warren

On the 31st day of August, in the year 2024, before me, the undersigned, personally appeared Gianni Simone (insert name(s)) personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]

Signature of Notary

8-31-24

Date

Stamp or seal containing printed name, county of qualification of notary public and expiration date of notary commission.

NICHOLE MENARD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME6184198
Qualified in Washington County
Commission Expires 3/31/2028

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Route 9 Timber Harvest			
Project Location (describe, and attach a location map): 1588-1590 Route 9, Moreau, NY 12828			
Brief Description of Proposed Action: Perform a timber harvest on the entire property outside of required buffers.			
Name of Applicant or Sponsor: Galusha and Sons, LLC		Telephone: (518)761-0400 E-Mail: lee@galushasons.com	
Address: 426 Dix Ave			
City/PO: Queensbury		State: NY	Zip Code: 12804
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.			NO ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYSDOT Entrance Permit			YES ☒
3. a. Total acreage of the site of the proposed action?		43.14 acres	
b. Total acreage to be physically disturbed?		42 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		43.14 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO ☒ ☒ ☒	YES ☐ ☐ ☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO ☐	YES ☒
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):	NO ☒ ☒	YES ☐ ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: _____ Title: _____		

EAF Mapper Summary Report

Tuesday, August 25, 2026 12:50 PM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes
Part 1 / Question 21 [Disadvantaged Community]	No

Planning Board
Application for Site Plan Review

APPLICATION PROCEDURES

The **purpose** of site plan review is for the Planning Board to ensure adequate adherence and conformance to Article VI and that uses of land affected by Article VI meet designs, functions and criteria established by Chapter 149 of the Town Code resulting in development that protects the health, safety and general welfare of Town residents and that are consistent with Chapter 124 Subdivision of Land regulations.

Under §149-36 of the Town Code, Site Plan Review applies to:

1. All uses involving the use of land or construction of buildings in the **C-1, CC-1, and C-2** district.
2. All Town-owned property within that portion of the **R-2** district south of Nolan Road, west to the Hudson River, south to Butler Road, and to the east boundary of the district.
3. All uses in the **M-1 and M-2** districts.
4. All multifamily uses in the **UR** district.
5. The review of site plans for **PUDs**.

Under Article VI, the procedure for site plan review is as follows:

1. Complete a Site Plan Review Application and submit **14 paper copies** and an **electronic** copy with the preliminary site plan and related documents to the Town Building, Planning and Development Office on behalf of the Planning Board. The electronic copy may be submitted on a flash drive or emailed to bpdclerk@townofmoreaunyny.gov. 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, Planning and Development Office and payment has been delivered.
2. Attend a public hearing on the site plan within **thirty-one (31) days** of the date of the application, if such a hearing is deemed necessary by the Planning Board.
3. If the preliminary site plan is approved by the Planning Board **without condition**, submit the final site plan to the Building Inspector and/or Code Enforcement Officer for the Planning Board to approve. If the preliminary site plan is approved by the Planning Board **with conditions**, submit **14 paper copies** and an **electronic** copy of the Site Plan Review Application with the final site plan and related documents to the Building Inspector and/or Code Enforcement Officer for the Planning Board to approve. The final site plan must conform to the preliminary site plan as approved and incorporate any changes or revisions required by the Planning Board. The applicant will be sent a report on the final site plan by the Planning Board within **forty-five (45) days** of the receipt of the final site plan and related documents.

Please note that under §149-43.1 of the Town Code, if a final site plan includes dwelling units, the Planning Board shall require the **payment of recreation fees** for each dwelling unit at the time of final site approval in such amount to be set by the Town Board. In cases where the Town Board finds that due to the size, shape or location of the final site plan, **land dedication in lieu of fees** for a park, playground or other recreational purpose is preferable, the Town Board may waive the fee and require the dedication of the land as a condition of approval.

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If a land dedication is determined to be the preferred route, the applicant shall be required to accomplish the following additional task:

1. With the final site plan, submit a plan to the Town Board detailing the sites for the development of a park, playground or other recreational facility of at least 1,000 square feet per dwelling unit, but in no case more than 10% of the total area of the final site plan. Such area or areas may be dedicated to the Town, if the Town Board approves such dedication, or it shall be subject to such conditions as the Planning Board may establish as deemed necessary to ensure the preservation of such land for its intended purpose.

GUIDE FOR COMPLETION OF SITE PLAN REVIEW

This guide is intended to provide a brief instruction for preparing and filing a **site plan review** application to the Town of Moreau Building, Planning and Development Office. The applicability, criteria, fees, and conditions for site plan review by the Town of Moreau Planning Board are dictated under Article VI of Chapter 149 of the Town Code. Please note that, under §149-44, the Planning Board may waive any of the requirements set forth in Article VI when, in its opinion, the project for which a building permit has been requested would not require a detailed site approval.

No guarantee of approval is implied if the guide is followed, nor is the denial implied by not following the guide. In all cases, the applicant should review the regulations listed in Chapter 149, Zoning of the Town Code which is available at the Town Clerk's office or online through a link at the bottom of the Town webpage at townofmoreau.org.

APPLICATION INSTRUCTIONS

Submit **14 paper copies** (original and 13 copies), the site plan, any related documents, and the required fee listed on the current [Schedule of Fees](#), to the Building, Planning and Development Office of the Town of Moreau at:

351 Reynolds Road
Moreau, NY 12828

An **electronic** copy of the application is also required and may be emailed to the Building Department Clerk at bpdclerk@townofmoreaunyny.gov or submitted on a flash drive. All documentation must be submitted **three (3) weeks** prior to the date of a scheduled Planning Board meeting. 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 and payment has been received.

A hard copy of the Schedule of Fees is available in the office of the Building, Planning and Development Coordinator. Please note that under §149-35D(2), the Planning Board may charge an additional fee to developers of projects requiring legal and technical review, provided that the fee charged reflects the actual cost of the legal and technical assistance to the Planning Board.

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APPLICATION FOR SITE PLAN REVIEW

FOR INTERNAL USE ONLY	
APPLICANT:	APPLICATION #: _____
_____	ZONING DISTRICT: _____
_____	DATE SUBMITTED: _____
	DATE ACCEPTED: _____
	HEARING DATE: _____
☐ PRELIMINARY ☐ FINAL	

APPLICANT INFORMATION:

- Applicant(s):** _____
Street Address: _____
City, State, Zip: _____
Telephone #: _____ Fax #: _____
E-mail Address: _____
- Agent:** Galusha and Sons, LLC
Street Address: 426 Dix Ave
City, State, Zip: Queensbury, NY 12804
Telephone #: 518-761-0400 Fax #: 518-761-0707
E-mail Address: lee@galushasons.com
- Owner:** Cerrone Construction, LLC
Street Address: 1589 Route 9
City, State, Zip: Ft Edward, NY 12828
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.

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GENERAL INFORMATION:

Route 9 Timber Harvest

NAME OR TITLE OF SUBDIVISION: _____

ADDRESS: Type text here
1589 Route 9

TAX MAP # (ALL PARCELS): 63.-1-44

ZONING DISTRICT: C1 CURRENT LAND USE: vacant

TOTAL SITE AREA (ACRES/SF): Type text here
43.14

PARKING: NA vehicle spaces; _____ truck spaces; _____ trailer spaces

ESTIMATE PROJECT VALUE UPON COMPLETION: \$ _____

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 describe the primary and secondary uses (residential, commercial, industrial, institutional, open space, etc.), the area association with each use, and building sizes.

The planned project is to perform a timber harvest of the entire property leaving 100'

buffer along route 9. A construction entrance will be installed just south of

Toadflax Nursery. All rules from section of code 149-50.7 will be adhered to for the

duration of the harvest. Galusha and Sons will also be filing for an entrance permit

from NYSDOT.

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2. Please describe the length of time needed to complete the project and if relevant, the phases and number of phases needed to complete the project.

Completion of the project is planned for late spring of 2027, weather permitting.

3. Please describe the current condition of the project site (e.g. buildings and structures present).
The property is currently vacant.

4. Please describe the current character of adjoining and surrounding properties.
Current adjoining properties are primarily business owned and should not be affected
by the planned harvest do to the remaining buffer zones.

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CHECKLIST OF SITE PLAN REQUIREMENTS:

The following items, existing and proposed, shall be notated on a stamped and signed survey map:

☐ 1. General:

- Sheet # _____ ☐ Title, name, address of applicant and person responsible for preparation of drawing.
- Sheet # _____ ☐ Deed.
- Sheet # _____ ☐ North arrow, Tax Map ID, date prepared, and scale (minimum 1 in. = 50 ft.).
- Sheet # _____ ☐ Boundaries of the property plotted to scale and zoning boundary.
- Sheet # _____ ☐ Principal structures, accessory structures with exterior dimensions.
- Sheet # _____ ☐ Existing and proposed site improvements, including outdoor storage areas, driveways, parking areas, etc.
- Sheet # _____ ☐ Setbacks for all structures and improvements.
- Sheet # _____ ☐ Elevations and floor plans of all proposed and affected structures.

☐ 2. Water and Sewer:

- Sheet # _____ ☐ Percolation test location and results.
- Sheet # _____ ☐ Project sewage disposal facilities, design details, and construction details.
- Sheet # _____ ☐ Separation distances for proposed sewage disposal system to well(s) and bodies of water.
- Sheet # _____ ☐ Water supply and septic on adjoining lots with separation distances to existing or proposed on-site water supply and septic.
- Sheet # _____ ☐ Existing public or private water supply. Method of securing public or private water, location, design, and construction of water supply including daily water usage.

☐ 3. Parking/Permeable Areas:

- Sheet # _____ ☐ Number of existing and proposed parking spaces required for the project, including calculation and justification.
- Sheet # _____ ☐ Number of existing parking spaces, number to be removed, number to be maintained, and type of surfacing material.
- Sheet # _____ ☐ Existing and proposed provisions for pedestrian and handicap access and parking.
- Sheet # _____ ☐ Existing and proposed design details of ingress, egress, loading areas, and cutting..
- Sheet # _____ ☐ Existing and proposed traffic patterns of pedestrian and vehicular traffic. If trucks are entering or leaving the site, adequate space for turn radius will need to be verified.
- Sheet # _____ ☐ Existing and proposed outdoor lighting, location and design.
- Sheet # _____ ☐ Percentage of permeability and percentage of lot coverage.

☐ 4. Miscellaneous:

- Sheet # _____ ☐ Location, size, type, design, and setbacks for existing and proposed signage.

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Sheet # _____ ☐ Location, design and construction details of all existing and proposed site improvements, including drains, culverts, retaining walls, fences, and hydrants.

Sheet # _____ ☐ Location and description of vegetation and tree coverage, snow removal areas, and trash receptacles.

CHECKLIST OF SITE PLAN REVIEW APPLICATION COMPLETENESS:

PRELIMINARY SITE PLAN APPLICATION: As per §149-37 of the Town Code, the applicant shall provide the Building Department with the following documentation attached to each copy of this application:

- ☒ 1. Map of the applicant's entire lot, plot or parcel of land at a scale of 1-inch equals 50 feet, unless the Planning Board determines a different scale more appropriate.
- ☒ 2. Area Map showing all properties, subdivisions, streets, watercourses and easements which pass through the property or are known to the applicant's property.
- ☐ 3. Topographic Map showing contours at five-foot intervals.

Each map shall show the following:

- ☐ Name and address of the applicant, vendee, contract vendee or owner and title of drawing.
 - ☐ North symbol, date and scale.
 - ☐ Name address, title and license number of the person or firm responsible for the preparation of the map.
 - ☐ Entire parcel of property plotted to scale.
 - ☐ Watercourses, if any, and direction of drainage flow.
 - ☐ Location of planned use or uses; height, length and width of building or buildings; yard requirements; parking areas and interior road plan.
 - ☐ Location of existing or proposed site improvements; the accurate placement of all drains, culverts, walls, fences, water and utilities; location and means of sewage disposal; location and size of proposed signs; placements of proposed lighting facilities; the area proposed for various uses for which building is planned; existing areas of vegetation and trees, including general description.
 - ☐ Overlay showing areas of probable flooding, ponding or erosion or slopes in excess of 10%.
- ☐ 4. Preliminary Site Plan, which includes all of the items listed in the "Site Plan Requirements" section beginning on page 3.
 - ☐ 5. 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.

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Please note that an escrow amount to pay for the cost of the SWPPP review will be established and a deposit to the escrow account by the applicant in the amount of **\$2,500** is necessary prior to the commencement of the review by the designated Town engineer.

- ☒ 6. Completed and signed Part 1 of the appropriate Environmental Assessment Form. Paper copies are available at the Building Department in Town Hall or electronically at <https://www.dec.ny.gov/permits/6191.html>.
- ☒ 7. Completed and signed "Authorization to Act as Agent For" form (if applicable).
- ☐ 8. Additional information requested by the Planning Board.

FINAL SITE PLAN APPLICATION: As per §149-41 of the Town Code, the applicant shall provide the Building Inspector and/or Code Enforcement Officer with a final site plan application, accompanied by the final site plan and related documents if the Planning Board grants the applicant **conditional approval**.

The following documents shall be provided with the site plan application:

- ☐ 1. Final Site Plan, which includes all of the items listed in the "Site Plan Requirements" section beginning on page 3.
- ☐ 2. Additional information requested by the Planning Board.

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 bpdclerk@townofmoreaunyny.gov.

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.

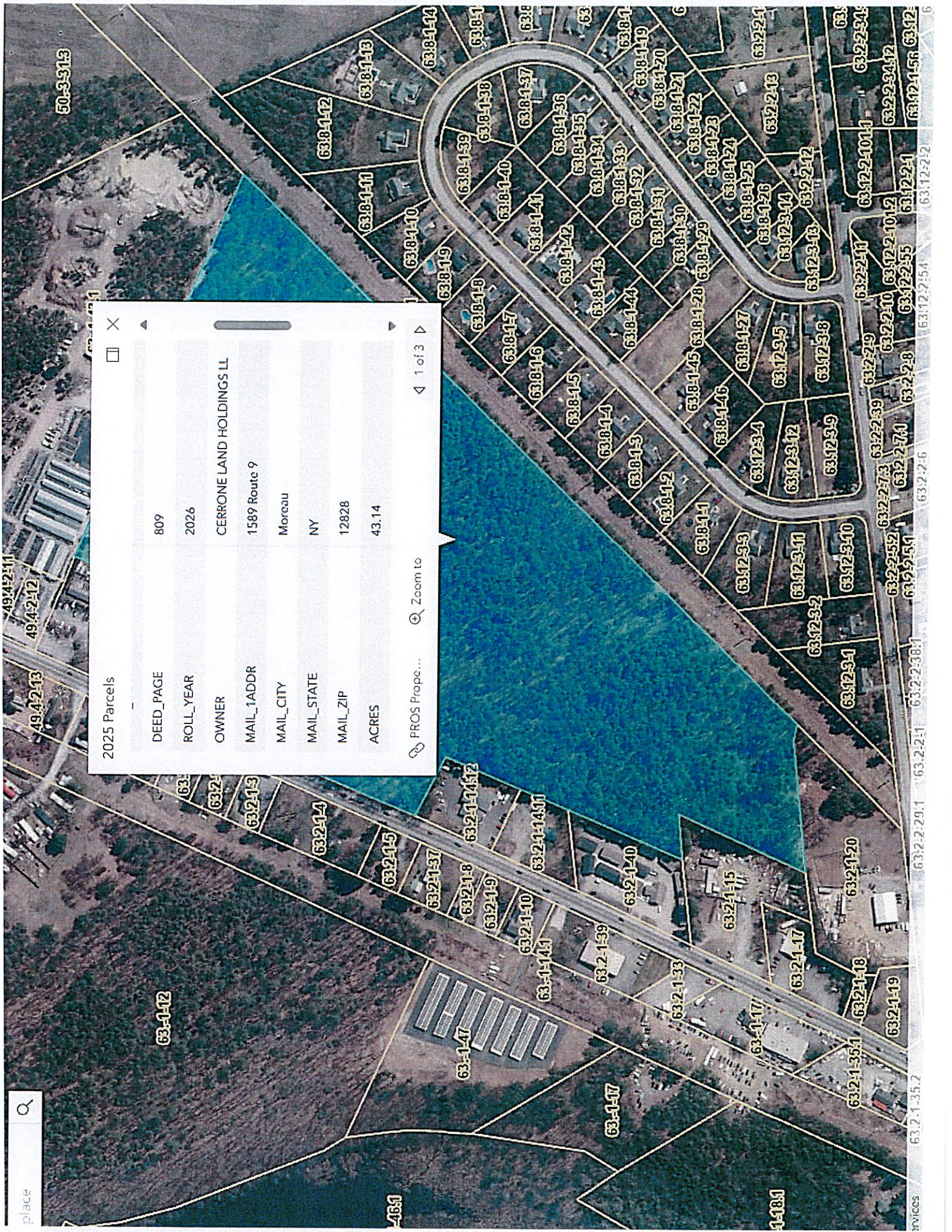
Signature

Applicant (print and sign)

Date

Agent (print and sign)

Date



2025 Parcels

DEED_PAGE	809
ROLL_YEAR	2026
OWNER	CERRONE LAND HOLDINGS LL
MAIL_1ADDR	1589 Route 9
MAIL_CITY	Morreau
MAIL_STATE	NY
MAIL_ZIP	12828
ACRES	43.14

PROS Prope...

Zoom to

1 of 3

place

INVOICES

Environmental Resource Mapper

Base Map: [Satellite with Labels](#) [Using this map](#)

Search

Tools

Layers and Legend

Wetland Layers

☒ Previously Mapped Freshwater Wetlands
(Outside of the Adirondack Park)

☐ Informational Freshwater Wetland Mapping

☒ National Wetlands Inventory

☐ Estuarine and Marine Deepwater

☐ Estuarine and Marine Wetland

☐ Freshwater Emergent Wetland

☐ Freshwater Forested/Shrub Wetland

☐ Freshwater Pond

☐ Lake

☐ Other

☐ Riverine

Reference Layers

[Tell Me More...](#)

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-73.659, 43.270



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Blue - construction entrance
Yellow - Highway buffer
Red - Landing
Brown - Skid trails