

**TOWN OF MOREAU  
LOCAL LAW NO. 5 OF 2025  
CREATING THE JACOBIE'S PARKSIDE FARM  
PLANNED UNIT DEVELOPMENT DISTRICT**

**BE IT ENACTED** by the Town Board of the Town of Moreau, Saratoga County, New York as follows:

**Section 1. Purpose.** The purpose of this local law is to (1) create a Planned Unit Development ("PUD") District pursuant to Section 149-27 of the Moreau Town Code, known as the Jacobie's Parkside Farm PUD, and (2) change the zoning of two parcels of land from One- and Two-Family Residential District (R-2) to Planned Unit Development (PUD) District.

**Section 2. Authority.** This Local Law is adopted pursuant to Municipal Home Rule Law Section 10, Article 16 of the Town Law, and Chapter 149 of the Moreau Town Code.

**Section 3. Findings.** The Town Board finds that the proposed planned unit development, as depicted on the Map dated March 13, 2025 entitled "Jacobie's Parkside Farm" with sheet title "Community Master Plan" ("CMP Map"), satisfies the intent, objectives and applicable general requirements of Section 149-27 of the Town Code, including the objective that the PUD is a creative use of land that allows an orderly transition into Town parkland.

**Section 4. Jacobie's Parkside Farm PUD District Created.** The Jacobie's Parkside Farm PUD District is created consisting of two Tax Map Parcels, 50.-3-28.2 and 64.-1-54, approximately 27.2 +/- acres in total, bisected by Moreau Rec Road, bordered to the north by Lands N/F of SRH-TJM, LLC ., to the west by Lands N/F of Melvin W. Jacobie, lands N/F of Joshua Corbett, lands N/F of Abigail Robichud, lands

Dated March 17, 2025

N/F of Melvin W. Jacobie, to the south by lands N/F of Diane C. Colvin, lands N/F of Harry G. Gutheil and to the east by lands N/F of the Town of Moreau.

**Section 5. Change of Zoning.** The Zoning Map of the Town of Moreau is amended to change the zoning district of Tax Map Parcels 50.-3-28.2 and 64.-1-54 from One- and Two-Family Residential Districts (R-2) to Planned Unit Development (PUD) Districts, and the amended Town Zoning Map with such appropriate notation and reference as deemed necessary to reflect this amendment is hereby adopted as the Zoning Map of the Town of Moreau.

**Section 6. PUD District Requirements.** Development within the Jacobie's Parkside Farm PUD District shall comply with the following:

A. The allowed uses by type and number of units in the Jacobie's Parkside Farm PUD are as follows:

Unit Type	Number
Cottage Single-Family Detached	21
Carriage Single-Family Attached/Duplex	28
Townhomes	32
Apartment Flats	32
Apartment Parkside Residence	68

B. A Homeowners Association (HOA) shall be established for ownership and maintenance responsibility of all common open space areas identified on the CMP Map.

C. Common open space for Jacobie's Parkside Farm PUD shall be in substantial conformity as identified on the CMP Map. Maintenance and upkeep of the common areas/open space will be provided by the HOA and/or project owner. Project Owner shall be responsible for all elements required of the HOA by this local law until such time as the HOA is formed. In the event certain common areas of the project are not owned by the HOA, the Project Owner shall be responsible for maintenance and development of the same.

D. Stormwater management shall be owned and maintained by the HOA and/or Project Owner, or successors identified at the time of any property transfer.

E. Sidewalks, street trees and street lights shall be owned and maintained by the HOA and/or Project Owner.

F. Approximately 4 acres of the open space described in item C will be developed as parkland for the PUD residents. These park areas can be developed with a variety of uses including but not limited to playfield, playground, accessory structures, community gardens, hobby barns, mail kiosks, lawn and landscaping.

G. A trail connecting the subdivision to the North (Arrowhead Meadows), to the internal sidewalk and pathways system within the PUD, will be provided in substantial conformity with the CMP Map.

H. Moreau Rec Road adjacent to the project shall be realigned and reconstructed to include, street trees, street lights and sidewalks.

I. The park road network within the Harry Betar Park will be utilized as a secondary means of emergency access for the PUD. This may be gated off, bollarded, or otherwise blocked at the discretion of the Town Board and/or Recreation Director (during a non-emergency event and when the park is closed) to ensure the park access roads are not used regularly by residents of the PUD.

J. Accessory Structures/Uses. Accessory structures shall comply with the following:

- i. Common and/or accessory structures owned/operated by the HOA or Project Owner, including the eight parking structures depicted on the CMP Map comprising approximately 22,000 square feet, shall be limited to no more than 10 structures and no more than a cumulative total of 30,000 square feet.
- ii. Accessory structure limitations herein shall not include or apply to recreational development amenities such as tennis courts or similar facilities proposed for the development.

- iii. Accessory structures for the single-family homes shall comply with the accessory structure setback in Town Zoning.

K. Bulk, Area and Parking requirements.

- i. The minimum building setbacks and bulk standards for all buildings within the Jacobie's Parkside Farm PUD are as follows:

	Min Lot Area (ft)	Min Lot Width (ft)	Min Lot Depth (ft)	Lot Coverage %	Min Floor Area	Max Structure Height (ft.)	Setbacks				
							Front	Side		Rear	Porch
								Party wall			
Cottage Single-Family Detached	4,500	50	95	80	800 sf	38	20	N/A	7.5	5	8
Carriage Single-Family Attached/Duplex	4,500	40	95	80	800 sf	38	10	0	7.5	20	8
Townhomes	2,500	30	95	80	800 sf	38	20	0	7.5	5	8
Apartment Flats	20,000	N/A	N/A	80	N/A	42	5	N/A	25	25	N/A
Apartment Parkside Residence	20,000	N/A	N/A	80	N/A	42	5	N/A	25	25	N/A

- ii. Vehicle parking for this project will be as presented on the CMP Map, and
- The minimum parking requirements for the apartment uses shall be no less than 1.75 parking spaces per unit.
  - The minimum parking requirements for the town homes and single-family units shall be no less then (2) garages and 2 surfaces per unit.
  - No parking shall be permitted on Town roadways.

**Section 7. Vehicular Access.**

- A. The Project Owner shall modify Recreation Road in substantial compliance with the CMP Map.
- B. The Town roads proposed herein shall be constructed to the specifications for a Town road in the Town of Moreau to be approved by the Town Highway Superintendent and Town Engineers as applicable. Roads shall be offered for dedication to the Town of Moreau, by the developer at no cost to the Town

upon completion. Damage and wear on said roads resulting from construction shall be repaired at the Project Owner's expense until the time of full build-out of the PUD.

- C. The Project Owner shall construct an off-site gravel road within the Harry Betar Park as a secondary means of emergency access for the PUD subject to approval of the Town Board, as shown on the CMP Map. Accordingly, the requirement that subdivisions containing 35 lots or more shall have at least two street connections with existing streets, as set forth in Town Code Section 124-23 (F) (1), is waived for this PUD.

#### **Section 8. Public Water and Public Sewer.**

- A. The Jacobie's Parkside Farm PUD is partially located within the boundaries of Town of Moreau Water District. The Project Owner shall be responsible for the costs of a water district extension to allow all buildings within the PUD to be serviced by municipal water. All buildings within the Jacobie's Parkside Farm PUD shall be connected to the municipal water system. The Project Owner shall be responsible for the costs of a sewer district extension to allow all buildings within the PUD to be serviced by municipal sewer. All buildings within the Jacobie's Parkside Farm PUD shall be connected to the municipal sewer system.
- B. The Project Owner shall offer dedication to the Town of Moreau Sewer District and Water District respectively, all completed sewer and water facilities and infrastructure at no cost to the respective districts or Town within five (5) years of completion.

C. Routing of the sewer and water infrastructure shall be solely at the discretion of the Town Water and Sewer Department

**Section 9. Sunset.** This Local Law shall be deemed repealed and the zoning of these two parcels shall revert to the existing zoning as of January 1, 2025 if, within 24 months of the date of final Planning Board signature on all necessary site plans and mylars for development of the Project, commencement of construction of dwelling units has not begun. Such 24 months may be extended by the Town Board upon application.

**Section 10. Modifications.** The Project shall be developed in substantial conformity with the CMP Map, and any changes in use shall be subject to the review and approval of the Town Board.

**Section 11. Severability.** The invalidity of any clause, sentence, paragraph or provision of this Local Law shall not invalidate any other clause, sentence, paragraph or part thereof.

**Section 12. Effective Date.** This Local Law shall take effect immediately upon filing by the Office of the New York Secretary of State.