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 Applicant is proposing to develop parcels two parcels within the Moreau Industrial Park to construct a carbon fertilizer manufacturing facility. The facility building will cover 34,100 square feet of the 5.89 parcel area. Please refer to the supporting Environmental Assessment Form and additional submittals for more information.

Parking

# of vehicle spaces 11 - 1st phase 11 - 2nd phase # of truck spaces 1 - unloading space # of trailer spaces N/A

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)

Project to be completed in three phases over fiver years. Phase 1 to be completed immediately following approval Phases 2 and 3 to occur sequentially over first 5 years of operations.

Estimated value of the project upon completion $ 28.66 Million

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

The current land use is vacant within the Moreau Industrial Park and is zoned M1 - Manufacturing 1

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

The current condition is vacant with a mix of forest and grass meadow.

Describe the current character of adjoining and surrounding properties

Surrounding properties are vacant to the north, south, and west. Farnan Road is immediately to the east with an existing industrial property on the east side of Farnan Road within the industrial park.

State and/or federal permits required

NYSDEC: Solid Waste Management Facility Permit; Air State Facility Permit; Construction Stormwater Permit

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