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## MEMO

**Date:** November 01, 2021  
**To:** Town of Moreau Planning Board  
**Project:** The Preserve at Old Saratoga (Amended Subdivision plan and Pre-construction meeting)  
**From:** Joseph C. Dannible

The Preserve at Old Saratoga was approved by the Town of Moreau in 2007 and subsequently filed in the Saratoga County Clerk's office. The applicant for the original approvals was Belmonte Builders (Homeland Properties) and the owner was Marcellino Garcia. The approved subdivision consists of 26 new building lots and 1 existing single-family estate. Cerrone Builders, have bought the project and are now in control of 24 of the approved lots identified as DOH Lots 4-26. The existing estate lot and the two lots that front on Old Saratoga Road were retained by the Garcias identified as DOH lot 1-3.

Cerrone Builders are ready to commence with construction of a portion of the project to be identified as Phase I consisting of 14 lots. EDP, Cerrones, and Galusha and sons (site contractor) have been working diligently to prepare the plans and permits for construction start up. As part of the evaluation of the approved plans a concept modifying the approved subdivision layout evolved. The modified layout has significant benefits to the Town and the developer. The attached plans represent the approved subdivision plan and the modified layout. The modified plans propose the elimination of Ciderpress Court with the redistribution of those eight lots found on Ciderpress Court to Hidden Pond Way. The benefits realized by this modification are, less impervious area, reduction in the area of tree removal, elimination of dead-end road or cul-de-sac.

The removal of Ciderpress Court will reduce the communities proposed impervious area by slightly more than 0.5 acres. The reduction in impervious area will reduce the conveyance of stormwater from this area of the site to SMA #1. Reduction in stormwater and allowing rainwater to infiltrate as close as possible to the native condition, as recommended by the NYSDEC. Coupled with the reduction of impervious area there will be a significant reduction in the quantity of vegetation removed from the property. It is estimated that an additional 2 +/- of existing vegetation will remain undisturbed further promoting the recommendation of NYSDEC and General Best Management Practices BMP's.

A third benefit is the elimination of a dead-end cul-de-sac and the maintenance associated with that type of road configuration. The roads within this community would be offered for dedication to the Town of Moreau. As a town road, the Highway Department would be obligated to maintain the road. The elimination of this road and associated maintenance would be a substantial benefit for the Moreau Highway Department.

The proposed modification will require approval by the Town of Moreau Planning Board, NYSDOH and new maps will be filed in the Saratoga County Clerk's office. It is recommended that we meet with the town ASAP to discuss pre-construction requirements, amended subdivision approval and review. It would be Cerrone Builders intent to commencement of construction of Hidden Pond Way and Lookout Circle concurrent to the review of the amended subdivision plans.

The current plans appear to have all necessary approvals needed to commence with construction.

SPDES permit issued - **NYR10T972**

NYSDOH Approval valid through 2022

Town approval and filed subdivision plans.