

**TOWN OF MOREAU
SUBDIVISION APPLICATION
"SKETCH PLAN REVIEW"**

**To be reviewed by: Moreau Planning Board
Town of Moreau
Saratoga County, New York**

State Environmental Quality Review Act _____ Application Number _____

Type I _____ Type II _____ Date Submitted: **2021-11-01**

Name or Title of Subdivision Preserve at old Saratoga-Amendment

Property Location old saratoga road

Total Number of lots requested for approval 0 new 7 amended lots

1. Applicant's Name: Cerrone Builders
Street Address: 1589 Route 9
City, State, Zip: Fort Edward, NY 12828
Telephone Number: (518) 729-7477 Fax Number: _____
E-mail Address: info@cerronebuilders.com
2. Agent's Name: Environmental Design Partnership, LLP
Street Address: 900 Route 146
City, State, Zip: Clifton Park, NY 12065
Telephone Number: (518) 371-7621 Fax Number: _____
E-mail Address: jdannible@edpllp.com
3. Owner's Name: Same as applicant
Street Address: _____
City, State, Zip: _____
Telephone Number: _____ Fax Number: _____
E-mail Address: _____

4. **Ownership Intentions, i.e., purchase options: (of the Applicant)**
Amended subdivision plan that will remove a cul-de-sac and 800+/- lf of future town road. No new lots are proposed as a result of the amended plan (SEQRA was previously completed).

5. **Property Location** Old Saratoga Road

6. **In the space provided below, draw an overview (site location) of where your property is located in the Town of Moreau. Show north arrow, street corners (name them) and identify your property. NOTE: This particular map does not have to be drawn to scale.**

Refer to attached site location map. Property consists of multi tax parcel as established by approvals and filed maps from 2007

7. **Tax Map Numbers of existing parcel/lots:**

Section _____	Block _____	Lot _____
Section _____	Block _____	Lot _____
Section _____	Block _____	Lot _____

8. **Zoning Classification:** R-3 and R-4

9. **Present use(s) of property:** vacant approved subdivision lots

10. **Description of site (including boundaries, natural and other characteristics such as: vegetative cover, soils, watercourses, wetlands, topography, existing structures, utilities and access):**
Site is generally wooded

11. Describe the character of the surrounding lands (i.e., suburban, industrial, wetlands, woods, etc.):

single family residential, vacant parcels, sand mine

12. Proposed development plan; describe briefly the types of use and their proposed locations and sizes:

24 single family lot amended subdivision

13. Size of Subdivision 73.51+/- acres.

14. Will the development be clustered? (Please describe)

Yes as previously approved

15. Smallest lot: 1.0 ac Square feet

Largest lot: 14 ac Square feet

Average lot: 1.5 ac Square feet

Minimum lot width: 100 feet

Average lot width: 100+ feet

16. Proposed modifications to the zoning district or text:

None

17. Describe in detail: easements or other restrictions on the property, all offers of cession and covenants governing the maintenance or unceded open space:

n/a

18. Any previous Town, Planning or Zoning Board determinations made regarding this property? Yes No

Application Number: Unknown

Applicant's Name: Garcia

Date of determination: 2007

19. A. Anticipated date to start construction: Fall 2021

B. Anticipated date to finish construction: Fall 2023

C. Please provide the following information (use additional pages if necessary)

1. An estimated project construction schedule, including phasing, if applicable:

Construction schedule dependent on Town and involved agency approval.

20. The proposed subdivision will contain 2,500 feet of new roads.

21. Describe provisions for water and sewer.

Private wells and septic systems

22. Describe anticipated impacts on services: traffic, sewer, water, drainage, etc:

no change from approved

23. Describe anticipated impacts on adjoining property, noise, visual, drainage, etc:

No significant noise, visual, or drainage impacts anticipated.

24. Other approvals required:

	Yes	No
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	()	(✓)

25. Please complete and sign the appropriate Environmental Assessment Form and attach it to the submission.
26. Please complete and sign the "Authorization to Act as Agent For" form if applicable.
27. Please attach two (2) copies of the deed for each parcel included on the subdivision.

In addition to the fee listed on the schedule of fees, the Town may charge a 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.

PLEASE return the original application with all pages intact. We require ten (10) copies of this application including maps.

NOTE: The information to be provided is not limited to the space provided on this form. If additional space is needed, use separate sheets and indicate the enclosure number or the page number on which the information can be found in the space provided on this form.

SKETCH PLAN REQUIREMENTS

The applicant shall submit twelve (12) copies of a sketch plan for a parcel of land that has not been clear-cut within five (5) years. Such subdivision sketch plan shall be prepared by a licensed professional engineer, licensed professional land surveyor with properly executed New York State Education Department Exemption N or licensed landscape architect.

Such Sketch Plan shall contain the following elements and information for the purpose of Sketch Plan Review.

1. Survey

The sketch plan shall be laid out on a survey prepared by a licensed professional with a properly executed New York State Education Department Exemption N. Such survey shall be prepared as a scale of 1" = 50' clearly showing.

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- a. The boundary of the subdivision

- b. Topographic features including existing grade contours at 10 foot contour intervals USGS datum.
- c. Existing watercourses including lakes, ponds, wetlands, streams or intermittent streams
- d. Areas of existing vegetation including wood lots and individual free standing trees over 6 inches DBH..
- e. Areas within the designated 100 year flood plain as determined by the National Flood Insurance Program (NFIP).
- f. Existing man-made features including location and sizes of power lines, pipelines, buildings and structures, storm drains and culverts, and well and septic tank and fields of adjoining properties.
- g. Existing rights-of-way and/or easements across or adjacent to the proposed subdivision.

2. Sketch Plan

The proposed sketch plan shall show the following:

- a. Names and addresses of all applicants, if an individual or partnership, and the names and addresses of principal officers of a corporation.
- b. Names and addresses of owner of land on which the subdivision is proposed.
- c. The nature and extent of any recreation features, parks, playgrounds, water supply, sewerage and drainage rights-of-way, and easements, stormwater facilities, and other land that may be dedicated to public use and conditions under which the proposed dedication of these features is to be made to the Town.
- d. 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 manner as the Board may designate.