

Town of Moreau
SITE PLAN REVIEW APPLICATION

Property Location

Address 2-6 Corporate Place Zoning District M-1 Light Industrial
Project Name 30,000 sf Cannabis Production Facility Tax Map ID # 50 - 4 - 13

Applicant Information

Name (Print) Cerrone Builders Phone 518-729-7477
Street Address 1589 Route 9 Email info@cerronebuilders.com

City Fort Edward State NY Zip Code 12828
Signature  Date 11-1-21

Owner Information

Name (Print) Moreau Industrial Park LLC Phone (518) 761-0400
Street Address 426 Dix Ave. Email @galushasons.com

City Queensbury State NY Zip Code 12804
Signature  Date 11-1-21

Agent for the Owner/Applicant (NOTE: If applicable, an authorization form needed)

Name (Print) EDP- Joseph C Dannible Phone (518) 371-7621
Street Address 900 route 146 Email jdannible@edpllp.com

City Clifton Park State NY Zip Code 12065
Signature _____ Date _____

Total Site Area

_____ +/-2.71 Acres or _____ Square feet

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)

Applicant is proposing to construct a 30,000 sq ft light manufacturing facility the 2.7+/- acre parcel. The project

proposes to extend unbilt portions of Farnum Road & Corporate Place to develop lot 21 of the Moreau Industrial park.

Site utilities include public water and sanitarysewer with on-site stormwater management.

Parking

of vehicle spaces 40 # of truck spaces 1 # of trailer spaces 1

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)

8 to 12 months for construction

Estimated value of the project upon completion \$ 4 million

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

Vacant M-1 light industrial

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

Currently undeveloped: no structures present.

Describe the current character of adjoining and surrounding properties

Mostly undeveloped or light manufacturing or light industrial uses.

State and/or federal permits required

NYSDEC Stormwater Permit (SWPPP)

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	1
B.	Deed	Not submitted
C.	North arrow, Tax Map ID, date prepared and scale (Minimum 1 in. = 50 ft.)	1
D.	Boundaries Of the property plotted to scale, zoning boundary	1
E.	Principal structures, accessory structures with exterior dimensions	1
F.	Site improvements including outdoor storage areas, driveways, parking areas, etc. (NOTE: must include both existing and proposed)	1
G.	Setbacks for all structures and improvements	1
H.	Elevations and floor plans of all proposed and affected structures	None
2. WATER & SEWER		
A.	Percolation test location and results	Public Sewer
B.	Project sewage disposal facilities, design details, & construction details	Public Sewer
C.	Separation distances for proposed sewage disposal system to well(s) and bodies of water	Public Sewer
D.	Water supply & septic on adjoining lots with separation distances to existing or proposed on-site water supply and septic	Public Sewer
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	Not submitted
3. PARKING / PERMEABLE AREAS		
A.	Number of spaces required for project including calculation and justification: (NOTE: Existing and proposed parking is required)	1
B.	Number of existing parking spaces, number to be removed, number to be maintained and type of surfacing material	1
C.	Provisions for pedestrian and handicap access and parking: existing and proposed	1
D.	Design details of ingress, egress, loading areas and cutting: existing and proposed	1
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)	Not submitted
F.	Outdoor lighting, location and design: existing and proposed	Not submitted
G.	Percentage of permeability, percentage of lot coverage	1
4. MISCELLANEOUS		
A.	Signage: Location, size, type, design and setbacks: existing and proposed	1
B.	Location, design and construction details of all existing and proposed site improvements including: drains, culverts, retaining walls, fences, and hydrants	Not submitted
C.	Location and description of vegetation and tree coverage, snow removal areas, and trash receptacles	1