

Town of Moreau  
**SITE PLAN REVIEW APPLICATION**

**Property Location**

Address 1451 Route 9 Zoning District C-1 General Commercial

Project Name Stone Self Storage Tax Map ID # 63.4 - 1 - 77

**Applicant Information**

Name (Print) Stone Real Estate Group, LLC (Tara Stone) Phone 518-281-6392

Street Address 15 Summerfield Lane Email stonerealestategroup@gmail.com

City Saratoga Springs State NY Zip Code 12866

Signature  Date 6-2-22

**Owner Information**

Name (Print) Same as Applicant Phone \_\_\_\_\_

Street Address \_\_\_\_\_ Email \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

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

Name (Print) Environmental Design Partnership Phone 518-371-7621

Street Address 900 Route 146 Email gville@edplp.com

City Clifton Park State NY Zip Code 12065

Signature  Date 6/2/22

**Total Site Area**

\_\_\_\_\_ 3.0 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 4 self-storage buildings with a total of 26,500 sf on 3.0 acres. The project includes an existing one story 6,000 sf commercial building, a single full access driveway on Route 9 and 30 parking spaces. Site utilities include public water, on-site septic system and on-site stormwater management.

**Parking**

# of vehicle spaces 30 # of truck spaces 0 # of trailer spaces 0

**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** \$ 500,000

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

Commercial

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

One existing commercial building with parking and driveway access on Route 9.

**Describe the current character of adjoining and surrounding properties**

Commercial landuses include a motel, propane sales, equipment sales, building material sales and self storage

**State and/or federal permits required**

NYS DOT Driveway and Utility Permit and NYS DEC 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 #
<b>1. GENERAL</b>		
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	Not submitted
<b>2. WATER &amp; SEWER</b>		
A.	Percolation test location and results	Not submitted
B.	Project sewage disposal facilities, design details, & construction details	1
C.	Separation distances for proposed sewage disposal system to well(s) and bodies of water	1
D.	Water supply & septic on adjoining lots with separation distances to existing or proposed on-site water supply and septic	Not submitted
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
<b>3. PARKING / PERMEABLE AREAS</b>		
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)	1
F.	Outdoor lighting, location and design: existing and proposed	Not submitted
G.	Percentage of permeability, percentage of lot coverage	1
<b>4. MISCELLANEOUS</b>		
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

