

APPLICATION FOR SKETCH PLAN REVIEW

FOR INTERNAL USE ONLY	
APPLICANT: _____ _____	APPLICATION #: _____ ZONING DISTRICT: _____ DATE SUBMITTED: _____ DATE ACCEPTED: _____ HEARING DATE: _____
<input type="checkbox"/> SEQR Type 1 <input type="checkbox"/> SEQR Type 2 <input type="checkbox"/> Unlisted	

APPLICANT INFORMATION:

- Applicant(s):** PETER LOYOLA, CLA SITE
Street Address: _____
City, State, Zip: SARATOGA SPRINGS, NY 12866
Telephone #: _____ Fax #: _____
E-mail Address: _____
- Agent:** _____
Street Address: _____
City, State, Zip: _____
Telephone #: _____ Fax #: _____
E-mail Address: _____
- Owner:** BRIAN MCKENZIE, BKM PROPERTIES LLC
Street Address: _____
City, State, Zip: GANSEVOORT, NY 12831
Telephone #: _____ Fax #: _____
E-mail Address: _____

RELATIONSHIP TO THE PROPERTY:

OWNER: Yes No

LESSEE: Yes No

AGENT: Yes No

If an agent, please attach an Agent Authorization Form.

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GENERAL INFORMATION:

NAME OR TITLE OF SUBDIVISION: BKM ROUTE 9 SUBDIVISION

PROPERTY LOCATION: TOWN OF MOREAU, OLD SARATOGA ROAD AND SPIER FALLS ROAD

TAX MAP # (ALL PARCELS): 76-3-83.111, 76-3-89.2

ZONING DISTRICT: C-1 AND R-2 CURRENT LAND USE: VACANT

SIZE OF SUBDIVISION (ACRES): 76.4 ACRES

SMALLEST LOT (SF): 62,726 LARGEST LOT (SF): 505,296 AVERAGE LOT (SF): 221,867

MINIMUM LOT WIDTH (FT): 42 AVERAGE LOT WIDTH (FT): 325*

TOTAL LENGTH OF NEW ROADS (FT): ~1,650

ANTICIPATED CONSTRUCTION START DATE: TBD

ANTICIPATED CONSTRUCTION END DATE: TBD

*RESIDENTIAL LOT #5 (TO BE CONVEYED) DOES NOT HAVE FRONTAGE

OTHER APPROVALS REQUIRED:

State Environmental Quality Review Act (SEQRA)

Please complete, sign and attach the appropriate Environmental Assessment Form.

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

Type 1 Type 2

Yes No

Yes No *COUNTY DOH

Yes No

Yes No

Yes No

Yes No

Yes No

Yes No

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DESCRIPTION:

1. Please provide an accurate description of the site, including boundaries, natural and other characteristics such as vegetative cover, soils, watercourses, wetlands, topography, existing structures, utilities, and access.

THE PROPOSED SUBDIVISION SPANS TWO PARCELS TOTALING 76.4 ACRES BOUNDED ON THE NORTH BY SPIER FALLS ROAD (CR-24), ON THE EAST BY INTERSTATE 87 / US ROUTE 9, TO THE SOUTH BY OLD SARATOGA ROAD, AND BY EXISTING RESIDENTIAL LOTS TO THE WEST. THE SITE IS CURRENTLY VACANT AND PREDOMINANTLY COVERED BY WOODS/BRUSH WITH SCATTERED WETLAND AREAS THROUGHOUT. THE SITE DRAINS PRIMARILY INWARDS TOWARD THE LOW LYING AREAS. SOIL TYPES ARE PREDOMINANTLY LOAMY SAND. EXISTING MUNICIPAL WATER IS AVAILABLE AT SPIER FALLS ROAD FRONTAGE.

2. Please describe the character of the surrounding lands (i.e. suburban, industrial, wetlands, woods, etc.).

THE PROJECT SITE IS SURROUNDED BY TYPICAL SUBURBAN RESIDENTIAL LOTS. LAND COVER IS PREDOMINANTLY OPEN AND WOODED AREAS WITH SCATTERED WETLANDS.

3. Please describe the development plan, including types of uses and their proposed locations and sizes.

THE PROPOSED DEVELOPMENT PLAN INCLUDES 6 RESIDENTIAL LOTS, ZONED R-2, AND 9 COMMERCIAL LOTS, ZONE C-1. ONE RESIDENTIAL LOT WILL BE CONVEYED TO THE ADJACENT LAND OWNER. THE REMAINING RESIDENTIAL LOTS ARE ANTICIPATED TO BE DEVELOPED AS TWO-FAMILY RESIDENCES WITH ONSITE WATER WELLS AND SEPTIC SYSTEMS. RESIDENTIAL LOTS AVERAGE 2 ACRES. COMMERCIAL LOTS RANGE IN AREA FROM 2.5 TO 10 ACRES. COMMERCIAL TENANTS ARE TO BE DETERMINED WITH LIGHT COMMERCIAL USES ANTICIPATED WITHIN THE ALLOWED USES IN THE TOWN ZONING LAW.

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4. Please briefly describe the ownership intentions (i.e. purchase options) of the Applicant.

THE APPLICANT, CLA SITE, IS AN AGENT OF THE LANDOWNER

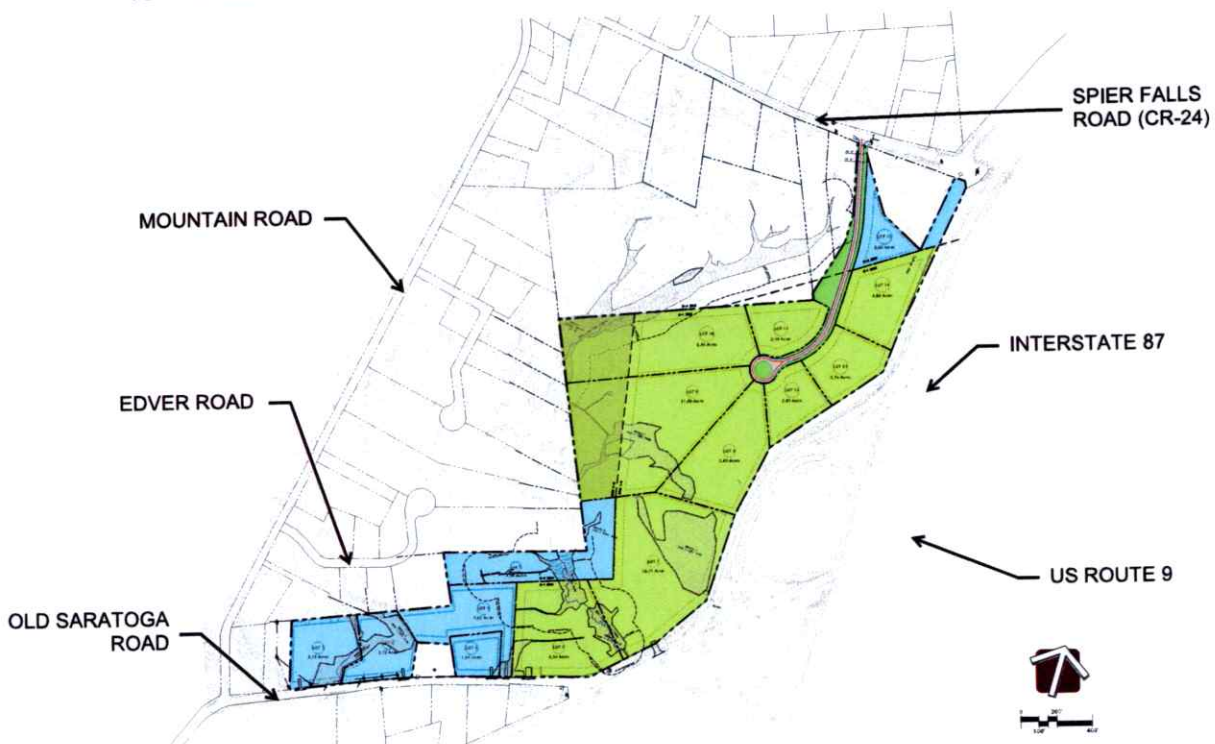
5. Please provide an estimated project construction schedule, including phasing, if applicable.

ROAD AND WATER EXTENSION IS ANTICIPATED TO BE CONSTRUCTED SPRING

2024. THE FUTURE SITE DEVELOPMENT TO BE DETERMINED ON A LOT BY LOT

BASIS AS LOTS ARE SOLD.

6. In the space provided below, draw an overview (site location) of where your property is located in the Town of Moreau. Please show a north arrow, street corners (name them), and identify your property.



NOTE: This particular map does not have to be drawn to scale.

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QUESTIONNAIRE:

1. Will the development be clustered?

Yes No

If yes, please describe below.

2. Will the development require modifications to the zoning district or text?

Yes No

If yes, please describe the proposed modifications.

NOTE THIS PROJECT WAS RECENTLY APPROVED FOR A ZONING DISTRICT

BOUNDARY ADJUSTMENT.

3. Are there any easements or other restrictions on the property, offers of cession and covenants governing the maintenance, or unceded open space?

Yes No

If yes, please describe below.

THERE ARE NO KNOWN EXISTING ENCUMBERANCES OF THE TYPE LISTED ABOVE

4. Are there existing provisions for water and sewer?

Yes No

If yes, please describe below. If no, please describe how these will be accommodated.

MUNICIPAL WATER IS AVAILABLE AT SPIER FALLS ROAD. INDIVIDUAL SANITARY

SYSTEMS ARE PROPOSED ON SITE.

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5. Will the development impact services such as traffic, sewer, water, drainage, etc.? Yes No

If yes, please describe the anticipated impacts.

THE FUTURE COMMERCIAL DEVELOPMENT WILL HAVE DEMAND FOR MUNICIPAL
WATER. STORMWATER CONTROLS WILL BE HANDLED ON SITE. NO MUNICIPAL SEWER
IS ANTICIPATED. LOCAL COMMERCIAL TRAFFIC WILL INCREASE SLIGHTLY.

6. Will the development impact adjoining properties (noise, visual, drainage, etc.)? Yes No

If yes, please describe the anticipated impacts.

THE PROPOSED DEVELOPMENT INCLUDES AN ADDITIONAL CONSERVATION BUFFER
ALONG THE WESTERN PERIMETER OF THE SITE.

7. Are there any previous Town, Planning or Zoning Board determinations regarding this property? Yes No

If yes, please provide the application number, the applicant's name, and the date of determination.

THIS PROJECT WAS SUBJECT TO ZONE CHANGE APPROVED 2/28/2023

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CHECKLIST OF SKETCH PLAN REVIEW APPLICATION COMPLETENESS:

As per § 124-6, the sketch plan shall include the following elements:

- 1. Survey at a scale of 50 feet to the inch, clearly showing:
 - Boundary of the subdivision.
 - Topographic features, including existing grade contours at 10-foot intervals, U.S.G.S datum.
 - Existing watercourses, including lakes, ponds, wetlands, streams or intermittent streams.
 - Areas of existing vegetation, including woodlots and hedgerows.
 - Areas within the designated 100-year floodplain as determined by the U.S. HUD Flood Insurance Program.
 - Existing man-made features, including location and size of power lines, pipelines, buildings and structures, storm drains, culverts, wells, septic tanks, and fields of adjoining properties.
 - Existing rights-of-way and/or easements across or adjacent to the proposed subdivision.
- 2. Sketch plan, clearly showing:
 - Name and street addresses of all applicants, if an individual or partnership, and the names and street addresses of principal officers of a corporation.
 - Location map showing the property included in the proposed subdivision, all contiguous properties of the proposed subdivision, and all properties within 500 feet which front any contiguous street or highway. All properties shall be identified by lot, parcel number and names of owners.
 - Location and width of proposed street right-of-way and pavements.
 - Proposed arrangement and approximate area, width, length and setback requirements of each lot and street pattern.
 - Sketch grading and drainage plan indicating the general slope of the land and method of draining stormwater, including proposed culverts, storm drainage structures and retention ponds.
 - Parcels of land proposed to be dedicated to public use, such as parks, recreation areas, conservation easements or scenic easements.
- 3. Additional information requested by the Planning Board.

As per §124-6 of the Town Code, the sketch plan must be prepared by a **licensed professional engineer, a licensed professional land surveyor with properly executive New York State Education Department Exemption N, or a licensed landscape architect.**

Other documentation to submit with the Sketch Plan Review Application includes:

- 1. Completed and signed appropriate Environmental Assessment Form.
- 2. Completed and signed "Authorization to Act as Agent For" form (if applicable).
- 3. Two (2) copies of the deed for each parcel included on the subdivision.

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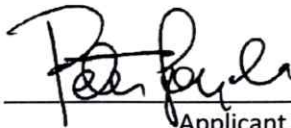
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Please return the original application, with all pages intact, along with ten (10) paper copies and an electronic copy, including required information and documentation. The electronic copy may be submitted on a flash drive or emailed to bcclerk@townofmoreau.org.

NOTE: The application will not be scheduled on the Planning Board agenda until all paper and electronic copies have been received by the Town Building Department.

Also note that the information to be provided is not limited to the space on this form. If additional space is needed, please use separate sheets and indicate the enclosure number or page number for the attached sheets in the related space provided on this application.

Signature



PETER LOYOLA, CLA SITE

Applicant (print and sign)

9/11/23

Date

Agent (print and sign)

Date