

TOWN OF MOREAU  
NEW YORK  
351 REYNOLDS ROAD • MOREAU, NY

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MAY 06 2024

APPLICATION FOR SKETCH PLAN REVIEW

TOWN OF MOREAU  
BUILDING DEPARTMENT

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:**

1. Applicant(s): JAMES & SUSANNE HOOPER  
Street Address: 46 REYNOLDS RD  
City, State, Zip: FORT EDWARD, NY 12828  
Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

2. Agent: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

3. Owner: SAME AS ABOVE  
Street Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
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: Haven's Oaks Farm

PROPERTY LOCATION: 46 Reynolds Rd.

TAX MAP # (ALL PARCELS): 64-2-106.1

ZONING DISTRICT: R-5 CURRENT LAND USE: Horse Farm

SIZE OF SUBDIVISION (ACRES): ~~12 ACRES~~ 12 ACRES

SMALLEST LOT (SF): 2 AC LARGEST LOT (SF): 3 AC AVERAGE LOT (SF): 2.5 AC

MINIMUM LOT WIDTH (FT): 300' AVERAGE LOT WIDTH (FT): 350'

TOTAL LENGTH OF NEW ROADS (FT): 0

ANTICIPATED CONSTRUCTION START DATE: April 25

ANTICIPATED CONSTRUCTION END DATE: Dec 26

**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 (DRIVEWAY PERMITS)
- Saratoga County Department of Public Works
- Moreau Highway Department
- Moreau Water Department
- Moreau Sewer Department

Type 1  Type 2

- Yes  No
- Yes  No
- Yes  No
- Yes  No
- Yes  No
- Yes  No
- Yes  No

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 property is known as HAVEN OAKS FARM (HORSE FARM)  
(MAPS ATTACHED)

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

WOODS / PASTURE LAND (SEE ATTACHED SATELLITE VIEWS)

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

CLUSTER DEVELOPMENT IAW CHAPTERS 124 AND 149  
OF THE MOREAU BUILDING CODE.  
DEVELOPMENT WILL CREATE 4 NEW RESIDENTIAL LOTS  
RANGING FROM 2-3 ACRES. THE "REMAINING LANDS"  
WILL BE PRESERVED FOR THE "INHERIT THE GOLD  
FOUNDATION" AND "ADIRONDACK EQUINE ASSISTED PSYCHOTHERAPY."

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

The two roadside lots will be sold to raise capital.  
One of the lots in back will be the Hooper's  
One of the lots in back will be Shannon Brock's (AEAP)

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

2024 Approvals  
2025 Construction of first 2 homes  
2026 Construction of remaining homes  
If possible all 4 homes would be built in 2025.

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.

SEE ATTACHED MAPS.

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

QUESTIONNAIRE:

1. Will the development be clustered?

Yes  No

If yes, please describe below.

The ~~34~~ ACRES will be divided into 4 new lots of  
2-3 ACRES EACH AND THE "REMAINING LANDS" OF 23 ACRES.  
CONSTRUCTION OF RESIDENCES WILL ONLY OCCUR ON SMALL LOTS.

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

Yes  No

If yes, please describe the proposed modifications.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

4 NEW WELLS  
4 NEW SEPTICS — Previous perk tests indicate soils  
ARE ADEQUATE FOR SEPTIC SYSTEMS.

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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.

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6. Will the development impact adjoining properties (noise, visual, drainage, etc.)?

Yes  No

If yes, please describe the anticipated impacts.

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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**.

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**CHECKLIST OF SKETCH PLAN REVIEW APPLICATION COMPLETENESS:**

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

- After initial  
review IAW  
Tom Mason's  
discussion*
- 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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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 [biclerk@townofmoreau.org](mailto:biclerk@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

JAMES HOOPER  
Applicant (print and sign)

4/21/20  
Date

\_\_\_\_\_  
Agent (print and sign)

\_\_\_\_\_  
Date