



**February 5, 2024**

**Mr. John Arnold**

Planning Board Chairman  
Town of Moreau  
352 Reynolds Road  
Moreau, NY 12828

Regarding:        Jacobie Park Side Farms (Cerrone Builders)  
                         Planned Development District SEQRA and PDD Recommendations  
                         Gansevoort Road and Moreau Rec Road

**Dear Chairman Arnold:**

Enclosed please find the following documents in addition to comment responses identified below. The following documents have been prepared/provided in response to comment issued by Zoning Administrator James Martin in an email dated August 22, 2023 and comments provided by Donald Rhodes in an email dated November 9, 2023. The items provided below have been requested by the town to deem the Application complete. Upon completion of the that application the board can concluded SEQRA Review and vote on a determination of significance.

1. Ten (10) copies of the Overall Community Site Plan (full size)
2. Ten (10) copies of the Traffic impact study prepared by CME and dated February 5, 2024
3. Ten (10) copies of the Stormwater Feasibility Memo (previously submitted)
  - Ten copies of "Revised" exhibit map 8.11 Concept Grading Plan
4. Ten (10) copies of USFWS species list.
5. Ten (10) copies of the USFWS letter of "No effect"
6. Ten (10) copies of a KBB Habitat Assessment Memo Prepared by EDP
7. Ten (10) copies of the Amended Full EAF
8. Ten (10) copies of the Concept Sanitary sewer extension plan
9. Ten (10) copies of the Concept Water service extension plan

James Martin Comments from email dated August 22, 2023;

1. *Traffic study – a study of anticipated impact to the transportation system – road volumes and intersection operations should be performed for the proposed project at the completion of each phase and full project buildout. In consideration of the specific setting, the study should consider traffic impact to Moreau Rec. Rd. (Lennox Boulevard) and the intersection with Route 32 at peak use times of Betar Park both in its current configuration and with any known planned future improvements that could attract more patrons and park utilization. It should be anticipated that escrow funds will be needed for a third-party assessment of the study to be performed.*

**Response: Please refer to attached traffic study completed by CME.**

2. *Stormwater planning – a description of the approach used to manage stormwater and a feasibility analysis of the preferred approach. The level of detail to be provided will be variable and dependent upon the Planning Board's determination that adequate information is in place to make an informed decision as to mitigation of potentially adverse stormwater impacts.*

**Response:** The applicant submitted a stormwater feasibility memo to the Town of Moreau Planning board Dated September 5, 2023. This memo was subsequently provided by the Town to Donald Rhodes, TDE. As referenced above Donald Rhodes issued comments/requests for additional information on November 9, 2023. in response to comment #1 from that email the applicant has revised Exhibit 8.11 to reflect the information that was requested. See response below.

3. *Parking – a table should be provided summarizing onsite parking needs by development area and how these needs are accommodated. This table should then compare the parking provided with the total parking needed if the requirement, so the zoning chapter were applied.*

**Response:** Moreau code section 149-47 defines required parking requirements for the proposed uses.

Use	Required parking	Parking provided
Dwelling units	1 / dwelling units	4 per dwelling unit
Apartment units	1.5/unit	1.75 per units (150 spaces)
Ancillary use	N/A	50+/- spaces available

4. *Natural heritage letter – this letter should be updated.*

**Response:** As requested, we have obtained an updated species list from the USFWS services. Consistent with previously provided information Indian bats, northern long ear bats, and Karner Blue Butterflies were identified as potentially occupying this area. We have provided 2 additional documents supporting that the project will have no effect to endanger species. Northern long ear bat consistency letter indicating that the proposed project will have no Effect to the species. Habitat assessment memo which concluded the lack of suitable habitat for the KBB.

5. *Water/sewer – the project as conceived, will be serviced by municipal water and sewer. The availability of capacity for water supply and sewer treatment should be confirmed by the Town’s Superintendent. Such confirmation should be for each project phase and at full buildout and should consider other known planned demands for supply and/or treatment capacity. Regarding water, there was past discussion about the opportunity to “loop” the water system with a connection within Betar Park. Additionally, it may be optimal to have a hydrant provided within the park as well. The feasibility of these opportunities should be assessed with the consultation of the Superintendent. Any correspondence or resulting outcomes should be part of the information presented.*

**Response:** In conjunction with comment #2 from Donald Rhodes please find the attached Conceptual water service map Exhibit 8.2 and Concept Sewer Service Maps Exhibit 8.3. EDP has had several discussions with Mike Mooney (acting Water Superintendent) to determine if sufficient capacity exists within the existing water system and the wastewater system currently under construction. We have attempted to reinstate those discussion, which generally ceased around November of 2023 due to election results. The applicant is committed to providing a hydrant on the Town Park lands and providing for future extension of the main. Any new correspondence that is obtained will be shared with the PB. For the purpose of the SEQRA it is our intent to obtain commitment to serve



letters from the Town of Moreau. Specific details related to hydrant placement and other appurtenances will be determined in conjunction with a future site plan review.

6. *School impact – the anticipated levels of project area students should be projected and shared with the Scholl Superintendent to assess the capacity of the school district to accept the anticipated levels of project area students to the elementary schools, middle school, and high school. Additionally, the school district transportation director should be apprised of the plan and the optimal means for school bus pickup and drop off points within the project should be identified and accommodated.*

**Response:** Zoning Administrator Martin has had conversations with the school district superintendent and deputy superintendent. An email was circulated on October 3, 2023 from Jim Martin to all planning board members and various other town officials. Below is an excerpt from that email which appears to clearly address the boards concerns related to capacity of district and ability to provide transportation. If further information is needed from the district, they have offered their willingness to attend a Planning Board meeting to discuss the boards concerns.

*...”Of that group it appears that the Jacobie Park Side Farm PUD is tentatively in a position update their progress on assembling the additional information requested. Specifically, a staff-level meeting was held last week with the applicant, the school district Superintendent Kristine Orr, and the Deputy Superintendent of Business Kevin Fottrell to discuss the questions relating to the district capacity for additional enrollment and to provide transportation for the school-aged children within the proposed project. First, the Superintendent was very clear that there is abundant capacity for additional students of all grades and ages – she welcomes additional students as enrollment has actually been in a slight decline. Secondly, they discussed that access for bus transportation of students in the project could be accomplished through a series of six stops basically at each intersection in the project area. The applicant will prepare a graphic that illustrates the location and position of each stop discussed. Finally, the Superintendent offered to attend the next Planning Board meeting to present the district’s approach and methodology for enrolling new students. I thought this would be beneficial and instructive for this project as well as future projects where additional enrollment may be an outcome. She said she would be happy to attend and make a presentation and address any questions members may have. The one issue is she has an initial meeting conflict that same evening and cannot be in attendance until approximately 8pm”....*

7. *More detail – project elements that are shown on the site plan but require further detail as to how they will be executed, when they will be developed and made available and how they will operate include the “hobby barn” and community gardens as shown in the southwest corner; and the commercial spaces, patios, and civic gathering points as verbally mentioned in the first floors of the apartment buildings.*

**Response:** The response to comment Number 8 outlines the time frame when the elements described above will be available to the community. An HOA will be formed to own maintain and govern all the community common areas and amenity spaces. It must be understood that the amenity spaces use must be fluent to the needs of the community residents. The HOA board that governs the community will periodically review utilization of the amenity spaces and amended the intended uses to coincide with the desires of its residents.

The “Hobby Barn” will be an enclosed or semi enclosed space for use of the residents. The space will be provided with power, lighting and parking areas. The actual use of the space will be subject

to HOA review and approval. Associated with the hobby barn will be a space reserved for the community garden.

The Community Trails and sidewalks will include passive sitting areas pedestrian scale lighting and aesthetically appealing landscaping plant and features.

Final details for amenity spaces will be developed in conjunction with the site plan and Subdivision review approvals.

8. *Phasing plan – a detailed explanation as to the number of phases anticipated, the project elements to be completed with each phase, the timeframe needed to complete each phase, and an overall timeframe for full project completion is requested. This phasing plan should also explain improvements to be made to town facilities (e.g., park areas/facilities). If a payment of fee in lieu of park improvements is proposed when such payment can be anticipated.*

**Response:** Specific details on the project phasing will evolve as Site Plan and Subdivision review commence following the completion of SEQRA and Town Board approval of the PDD legislation. That being said the project phasing is intended to progress as follows. All project elements shall progress through Planning Board site plan and subdivision review as a single project. Approvals issued by the Town, County, State and if needed Federal agencies will include full buildout of the community. However, it is anticipated that the project will be constructed in two phases. See outline below.

Phase I Construction shall include;

1. Realignment and reconstruction of Moreau Rec Road
  - a. Anticipated construction time frame for the reconstruction Moreau Rec Road is (6 months)
2. Reconfiguration of the Park Entrance
3. Residential units on the southside of Moreu Rec Road will be completed
  - a. (26) Street Front Homes
  - b. (22) Town home units
  - c. (50) Apartment units (1) building. Included outdoor patio, and civic spaces
4. Offsite Utility connections as needed to service the project.
5. Watermain extension into the park terminating at an agreed upon location.
6. Sidewalks and community trail system (southside)
7. Construction time frame associated with the single-family and two-family homes will be market dependent based upon the absorption rate of these products into the area market. Construction of the Apartment building will commence immediately with road construction and is anticipated to be completed in 15 months.

Phase II Construction shall include;

1. Phase II construction shall commence once Phase I occupancy reaches an acceptable percentage, somewhere above 50%. Similar to Phase I construction time frame will be depended on the market absorption rate.
2. Residential units on the northside of Moreu Rec Road will be completed
  - a. (21) Street Front Homes
  - b. (22) Town home units
  - c. (50) Apartment units (1) building.



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3. The "Hobby Barn" shall be complete in Phase II prior to the 120 Certificate of Occupancy
4. Park improvement is proposed in lieu of Park and Rec Fees. The agreed upon improvements shall be completed in Phase II. Conversations with the town abord and Parks Department are ongoing. The parks department has expressed interest in a variety of improvements that would be beneficial to the park. It is anticipated that a pickle ball court will be developed within the park. It should be noted that the applicants are committed to making park improvements but the actually improvement(s) have not yet be finalized.

One behalf of Cerrone Builders, we respectfully request to be placed on the agenda of the February 2024 planning board meeting, for continuation of the PDD recommendations and SEQRA Review. If additional information is required or if you have any questions, please contact our office at your earliest convenience. We await your response regarding the agenda schedule. Thank you.

**Regards,**  
Environmental Design Partnership, LLP



**Joseph C. Dannible, RLA**  
Partner

cc: Cerrone Builders-Gianni Simone, Couch White-John Ahern