



**ENVIRONMENTAL DESIGN
PARTNERSHIP, LLP.**

Shaping the physical environment

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JACOBIE PARK SIDE FARMS

PROPOSED MIXED-USE PLANNED UNIT DEVELOPMENT DISTRICT

Town of Moreau

PREPARED FOR:

Cerrone Builders
1589 Route 9
Fort Edward, NY 12828

PREPARED BY:

The Environmental Design Partnership, LLP
900 Route 146
Clifton Park, NY 12065

June 23, 2023



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LIST OF ATTACHMENTS

Attachment	Description
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| A. | Full Environmental Assessment Form |
| B. | US Department of the Interior, USFWS Letter of No Impact, Dated September. |
| C. | NYSOPRHP Letter of "No effect" dated November 13, 2018. |

LIST OF EXHIBITS

Exhibit	Description
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- | | |
|-----------|-------------------------------|
| 2.11 | Aerial Vicinity Map |
| 2.12 | Existing Conditions Aerial |
| 2.13 | Park Vicinity Map |
| 3.1 | Surrounding Zoning Map |
| 4.1 | Existing Water Infrastructure |
| 4.2 | Existing Sewer Infrastructure |
| 8.11 | Community Master Plan |
| 8.12-8.17 | Inspiration Boards |

1.0 INTRODUCTION

The following narrative, exhibits and attachments represent a conceptual development plan for a Mixed Use Planned Unit Development District (PUDD). The project site is bisected by Moreau Rec Road and has northern and southern portions. The property is identified as tax parcels 50.-3-28.2 9 (north) and 64.-1-54 (south).

The plan illustrates the general intent of the site development concept and the configuration for the major elements of the proposed design program. The PUDD Application was prepared in accordance with The Town of Moreau's Chapter 149 Zoning requirements.

The Applicant is proposing a zoning amendment to facilitate the construction of a mixed-use residential community that will be comprised of single-family detached homes, single-family attached homes (town homes), multi-family apartments, commercial use areas and amenity spaces. The development of a new park street will realign the road create a new astatically appealing entrance to the town Park.

2.0 SITE LOCATION AND CHARACTER

The project site is located on the north and south sides of Moreau Rec Road. The northern portion of the site is approximately 12.74± acres and the southern portion of the site is approximately 14.45± acres. The total site acreage from both sides is 27.19± acres. Moreau Rec Road is the primary entrance to the Harry Betar Park, the town's primer park area. The project also shares a common boundary with the park.

The property is generally identified as abandoned farm lands, previously operated a pig farm. Due to the prior uses the site possesses very few significant wooded areas. The entire property is relatively flat and slopes from the north to southeast. According to the Saratoga County Soils Survey, the soils on-site are sandy and well drained. The average depth to bedrock is greater than six (6) feet and the average depth to the high-water table is over four (4) feet. (Refer to Exhibit 2.11 Aerial Vicinity Map)

3.0 LAND USE AND ZONING

The site is zoned is currently zoned R-2 Residential District. Permitted uses in the R-2 District include: single-family dwelling, senior 1-family dwelling and 2 family dwellings. Uses permitted by Special Permit include: Club or lodge, funeral home, golf or country club, swim club, professional office, grandstand or stadium, cemetery, daycare center, Quarries, gravel pits, mineral extraction, telecommunication towers and related equipment. The surrounding land uses



are the Harry Betar Park (Town Park), Undeveloped but planned residential developments to the north, and undeveloped land to the south. West of the property exists conventional residential, single-family properties associated with Moreau Rec Road and Gansevoort Road. (Refer to Exhibit 3.1 Surrounding Zoning Map)

The property was the subject of a recently proposed subdivision that was reviewed by the Moreau Planning board. Complications arose with the sewer and water utilities for the project and that application has been tabled indefinitely.

4.0 EXISTING UTILITY INFRASTRUCTURE

4.1 WATER SERVICE

The northern portion of the project is within the Moreau water service territory. The applicants will petition the town to extend the district to the southern property and all proposed units will be connected to municipal water supply.

4.2 SANITARY SEWER SERVICE

The town has established a new sanitary sewer district and applicants are willing to join the district to allow for the project to be serviced by municipal sanitary sewer collection system. The route of the new pressure sewer is yet to be determined. It is the intended to collaborate with the adjacent undeveloped lands to the north to allow for extension of the sewer to this property. If that does not come to fruition the sewer will be extended to the property along Gansevoort Road

5.0 WETLANDS

No wetlands have been identified on the parcel.

6.0 ENDANGERED SPECIES

6.1 UNITED STATES FISHERIES AND WILDLIFE SERVICE

A review of the U.S Fish & Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) system indicates that the site falls within an area designated as a potential habitat for the Karner blue butterfly (*Lycaeides melissa samuelis*). Accordingly, correspondence has been directed to the USFWS. Consequently, since NYSDEC Natural

Heritage Program sent a No Impact letter, this satisfies the need for further coordination with USFWS. See attached letter from the United States Department of Interior, dated September 9, 202.

7.0 CULTURAL RESOURCES

The NYS Office of Parks recreation and historic preservation (OPRHP) is a letter of “no effect”. See attached OPRHP letter dated November 13, 2018

8.0 SITE DEVELOPMENT CONCEPT

8.1 SITE LAYOUT

The general design concept for the 27± acre residential development is based upon a detailed analysis process that evaluated the assets and constraints of the site and the surrounding area. The layout and location of design components were determined by surrounding residential areas, the proximity to Harry Betar Park, desire to enhance Moreau Rec Road, dimensional criteria of future housing products, functional pedestrian and vehicular circulation and utility infrastructure. (Refer to Exhibit 8.11 Overall Concept Plan)

There are five primary components of this PDD Development:

- Area 'A' Cottage Homes (western portion) The Cottage Home area will include forty-seven (47) single-family detached homes, each with front porches to encourage collaborations and communication amongst neighbors. Each of these maintenance free units will have a 2-car garage accessed from the privately maintained access alley. No garages, or driveways will be visible or have direct access to Moreau Rec Road.
- Area 'B' Town Homes (central portion). The townhome portion of the community will include forty-four (44) single-family attached dwellings. All units will have two car garages and be accessed by new public roads. No unit will have direct access to Moreau Rec Road.
- Area 'C' Multi-family (Eastern Portion) The park side multi-family area will consist of two (2) fifty (50) unit buildings. The units and building amenity spaces will be age targeted for active independent seniors and young professionals. Within the buildings

accommodations will be made for ancillary commercial uses that will be targeted to support the park and the community residence.

- Area "D" Park Street. A new "park" street will be developed, with concrete curbs, sidewalks, crosswalks, street trees, and ornamental lights. New curb cuts on this street will be minimized to the greatest extent practical. The new streetscape will provide and beautiful aesthetic while entering the park and also serve a traffic calming features within the neighborhood.
- Area "E" Openspace and Amenities. Walking trails and pocket parks will be established throughout the community. These trails will pass by the front porches of many residential dwellings once again encouraging communications amongst neighbors. Trails will lead to a community garden/hobby barn area for uses by the residence. Along the trails/pathways various amenities spaces such as park benches, landscaping. Intimate gather areas and residential, park scale lighting will be provided.

8.2 SITE STATISTICS FOR THE DEVELOPMENT OF THE PARCEL INCLUDE:

- A total of 191 residential units that includes up to 47 cottage units, 44 townhome units, 100 apartment unit and 5,000+/- sf of commercial space.
- 3-4 acres of community openspace and amenity space
- Multi-units types, age target for young professions and active independent seniors.
- Municipal Sanitary Sewer
- Municipal water Service.
- Stormwater will be managements on-site.
- Primary streets will be dedicated to the Town of Moreau and allow for future connections to the undeveloped land to the South.
- For a public Benefit the applicants will set aside funds associated with the town park and rec fee and work with the town's park commission to enhance the park. Preliminary discussion revolves around the restorations of the tennis courts to include Pickle Ball courts.

8.3 PLANNED UNIT DEVELOPMENT DISTRICT OBJECTIVES

Moreau zoning code section 149-2, B. outlines the objects of PUDD. The following objects are listed below along with a brief stated how each of those objectives are being met by the PDD.

1. *A maximum choice in the types of environments, occupancy tenure (e.g., individual ownership, condominium, leasing) of housing or sizes and community facilities available to existing and potential town residents at all economic levels.*

- a. The proposed community offers 3 types of housing units and two ownership styles.
- b. Cottage Homes-Single-family (For Sale product)
- c. Townhome or Duplex Single-family attached dwellings (For Sale product)
- d. Apartment Community (Rental Product)

2. *More usable open space and recreation areas.*

The proposal will result in significant openspace available to the community residence. The openspace areas will be set up for passive recreational uses. Community walking trails, Community Garden areas and a Hobby shed to name a few. In addition to these passive uses the project is unique being adjacent to the Harry Betar Park. The project will propose enhances to the active recreational areas of the adjacent park space. Ideas such as the construction a pickle ball court(s) is being considered

3. *More convenience in location of industrial, commercial, and service areas.*

Ancillary commercial uses will be created within the community adjacent to the park. A portion of the first floor of each apartment building will be set aside for park side compatible uses, such a restaurant, ice cream shop, gym, vendor event spaces.

4. *The preservation of trees, outstanding natural topographic and geologic features, and the prevention of soil erosion.*

The existing property is vacant farm pastures, and farm fields, there are little to no existing significant vegetation, topography, or geological features. The

uniqueness of this property is its adjacency to the primary access road to the Town's largest developed park space. The entrance road will be realigned and lined with street trees, lighting and sidewalks to create a aesthetically appealing park entrance.

5. *A creative use of land and related physical development which allows an orderly transition of land.*

The use of multiple residential types creates a transition from the single-family homes located on Gansevoort Road and future developments to the north. The community progresses from West to East with single family homes- town homes and then apartments adjacent to the park. Park front residence will appeal to the senior community as well as young professionals. The townhomes will appeal to seniors looking to downsize but stay in the community, and the single-family homes will appeal to young and developing families. Age targeted community.

6. *An efficient use of land resulting in smaller networks of utilities and services, and thereby lower housing costs.*

The community has been planned with narrow lots widths to reduce the length of roads and subsequent necessary utilities. The reduction in the road length will in turn result in reduction of the necessary infrastructure in turn lowering construction cost. By providing three types of housing products at a range of prices and ownership mechanism the developers intent to provide the necessary housing for most economic ranges.

7. *A development pattern in harmony with the objectives of the Master Plan.*

Preservations of openspace and enhancement to exiting road networks and parkland enhancements are all goals of the towns master plan.

8. *A more desirable environment than would be possible through the strict application of other sections of this chapter.*

The community design amenities and general enhancements has the potential to be one of the most unique and desirable communities in Saratoga County. The existing setting provides an opportunity for public and private venture that

could result in significant enhancements to the town's largest developed park and meet the demands for housing for various residents.

8.4 STORMWATER MANAGEMENT

A closed storm sewer system will be constructed within the proposed project conveying stormwater runoff into a series of stormwater management basins. The stormwater management system will be designed in accordance with the New York State Stormwater Design Manual and all stormwater management will comply with Phase II Regulations. As the detailed design of the proposed project is advanced, complete engineering narratives will be prepared and provided to the appropriate agencies for review.

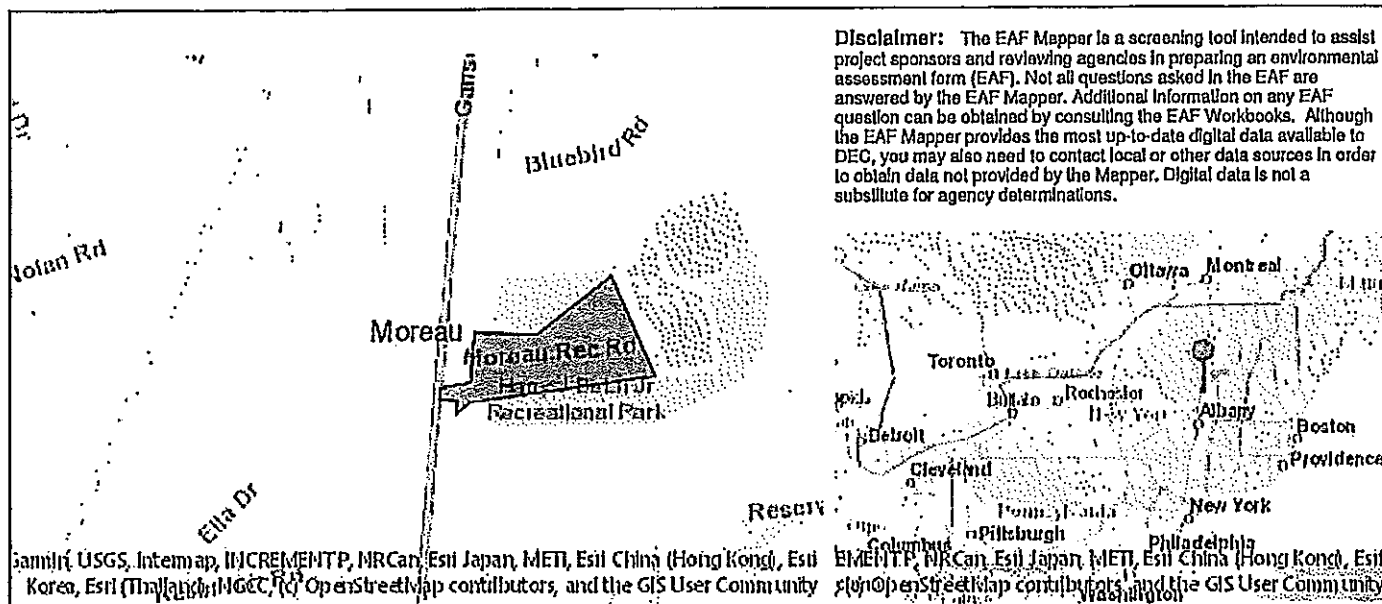
9.0 PROJECT APPROVAL PROCESS

The Application will require a Zoning Amendment from the Town Board of Moreau for the Mixed Use Residential PUDD. The Application will also require Subdivision and site plan approval from the Town of Milton Planning Board.

10.0 INVOLVED AGENCIES

The Zoning Amendment and Subdivision of Lands approval process will involve but not necessarily be limited to the following agencies:

1. Town of Moreau Town Board
2. Town of Moreau Planning Board
3. NYS Department of Environmental Conservation
4. NYS Department of Health
5. Saratoga County Planning Board
6. NYS Department of Parks, Recreation and Historic Preservation
7. United States Fisheries and Wildlife Service



B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.ii [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer

<input type="checkbox"/>	E.2.n. [Natural Communities]	No
<input type="checkbox"/>	E.2.o. [Endangered or Threatened Species]	No
<input type="checkbox"/>	E.2.p. [Rare Plants or Animals]	No
<input type="checkbox"/>	E.3.a. [Agricultural District]	No
<input type="checkbox"/>	E.3.c. [National Natural Landmark]	No
<input type="checkbox"/>	E.3.d [Critical Environmental Area]	No
<input type="checkbox"/>	E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
<input type="checkbox"/>	E.3.f. [Archeological Sites]	No
<input type="checkbox"/>	E.3.i. [Designated River Corridor]	No



ANDREW M. CUOMO
Governor

Parks, Recreation, and Historic Preservation

ROSE HARVEY
Commissioner

November 13, 2018

Mr. Paul Olund
R.L.A.
Environmental Design Partnership
900 Route 146
Clifton Park, NY 12065

Re: DEC
Jacobie Acres Residential Subdivision
18PR07299

Dear Mr. Olund:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the New York State Office of Parks, Recreation and Historic Preservation's opinion that your project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Michael F. Lynch, P.E., AIA
Director, Division for Historic Preservation

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com



United States Department of the Interior

FISH AND WILDLIFE SERVICE

3817 Luker Road
Cortland, New York 13045



September 9, 2021

Ms. Melanie Musarra
Environmental Resource Specialist
Environmental Design Partnership, LLP
900 Route 146
Clifton Park, NY 12065

Dear Ms. Musarra:

This letter responds to your July 28, 2021, letter requesting U.S. Fish and Wildlife Service (Service) review of the proposed Jacobie Farms residential subdivision along Moreau Rec Road, in the Town of Moreau, Saratoga County, New York. The project consists of constructing 49 single family homes, along with roadways and necessary appurtenances.

We appreciate the opportunity to provide the following comments pertaining to threatened or endangered species under our jurisdiction pursuant to the Endangered Species Act (ESA)(87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*). We understand that there is no federal nexus (*i.e.*, funding, permitting) associated with this project.

The Environmental Design Partnership, LLP (EDP) has determined that the proposed project will have no adverse impact on the federally listed Indiana bat (*Myotis sodalis*; Endangered). The Service agrees that "take"¹ of this species is not reasonably certain to occur given the description of the proposed tree removal, landscape setting, and conservation measures (*e.g.*, conducting tree removal between October 1 and March 31, when bats are in hibernation). Therefore, we do not recommend that the project proponent seek an ESA section 10(a)(1)(B) permit for this project.

The EDP also determined no adverse impact to the federally listed Karner blue butterfly (*Lycaeides melissa samuelis*; Endangered) as no suitable habitat is present within the project area for this species. The Service agrees that take of this species is not reasonably likely to occur. Therefore, an ESA section 10(a)(1)(B) permit is not recommended.

No further coordination with the Service is required pursuant to the ESA for this project. Should project plans change, or if additional information on listed or proposed species or critical habitat

¹ Take is defined in section 3 of the ESA as harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect or to attempt to engage in any such conduct.

becomes available, this determination may be reconsidered. The most recent compilation of federally listed and proposed endangered and threatened species in New York is available for your information. Until the proposed project is complete, we recommend that you check our website regularly to ensure that listed species presence/absence information for the proposed project is current. *

This letter does not exempt the project proponent from obtaining approvals or permits that may be required by State or Federal agencies. Further, this letter does not convey any authorization for take under the ESA or any other authorities. Any new information regarding the proposed project and its potential to impact listed species should be coordinated with both this office and with the New York State Department of Environmental Conservation.

Thank you for coordinating with us. If you require additional information or assistance please contact Noelle Rayman-Metcalf at 607-753-9334. Future correspondence with us on this project should reference project file 21TA2410.

Sincerely,
DAVID
STILWELL
David A. Stilwell
Field Supervisor

Digitally signed by
DAVID STILWELL
Date: 2021.09.13
10:49:34 -04'00'

*Additional information referred to above may be found on our website at:
<http://www.fws.gov/northeast/nyfo/es/section7.htm>

cc: NYSDEC, Schenectady, NY (Env. Permits)