



**ENVIRONMENTAL DESIGN
PARTNERSHIP, LLP.**

Shaping the physical environment

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June 30th, 2025

Mr. Joshua Westfall

Building, Planning, and Development Coordinator
Town of Moreau
351 Reynolds Road
Moreau, NY 12828

Regarding: Jacobie's Parkside Farm
 Tax Parcel 50.-3-28.2 & 64.-1-54
 Moreau, NY 12828

Dear Mr. Westfall,

We have received comments regarding the above-referenced project. In response to the comments, we offer the following:

MJ Engineering Review Comments – Jenny Lippmann (dated 6/16/2025):

Site Plan Review

1. *If not already provided, the applicant shall provide a letter from the Saratoga County Sewer District indicating their acceptance of the proposed sewer connections, as well as a letter from the Town of Moreau Water District indicating their willingness to serve the proposed project.*

Response: Materials have been submitted to SCSD for review on 5/21/25, a willingness to serve letter will be provided to the Town upon receipt. The Town of Moreau Water District has provided a willingness to serve letter and signed DOH Form-348, which is included with these responses for reference.

2. *The proposed project is considered a realty subdivision (5 or more lots, lot size 5 acres or less) under Environmental Conservation Law (ECL) Part 74. All realty subdivisions are required to be review and approved by the New York State Department of Health (NYS DOH). Any approvals offered by the Planning Board should be conditioned on receipt of NYS DOH's review and approval of the subdivision.*

Response: Materials have been submitted to the NYS DOH for review on 6/9/2025, an approval letter will be provided to the Town upon receipt.

3. *Confirm whether the Community Park and Recreational areas will be dedicated to the Town or will be maintained by the HOA.*

Response: The Community Park and Recreational areas will be maintained by the HOA, draft HOA figures are included with these responses for reference (see Figure 3).

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4. *Confirm the designated entity responsible for maintaining the closed stormwater conveyance system along private roadways*

Response: The stormwater closed conveyance system located within the Town Road will be maintained by the Town. The stormwater closed conveyance system located along private roadways, as well as the stormwater management areas, are to be maintained by HOA. Draft HOA figures are included with these responses for reference.

5. *Confirm the designated entity responsible for maintaining the trailhead connection to the Arrowhead Subdivision.*

Response: The trailhead is to be maintained by the apartment buildings. HOA documents are still in the process of being finalized and the Town will be notified of any changes. Draft HOA figures are included with these responses for reference.

6. *Sheet 11 of 20: It is noted that the proposed development will connect to the public water system. The decision regarding the potential extension of the water main to Town Park for future use, including the installation of a hydrant on Town Park property, shall be at the discretion of the Town.*

Response: Comment acknowledged.

7. *Sheet 11 of 20: The sanitary force main along Road C is mislabeled as a 2" and shall be revised to 3".*

Response: The sanitary force main label on Sheet 11 of the plan set has been revised. Please note that Road A, Road B, Road C, and Road D have been renamed Lennox Boulevard, Duroc Lane, Iberico Lane, and Berkshire Boulevard respectively.

Stormwater Pollution Prevention Plan

1. *Section 1.0 of the Stormwater Narrative states 35.2 acres of disturbance, while the eNOI in Section 3 of the SWPPP states 28 acres will be disturbed. Revise accordingly.*

Response: The eNOI has been revised to reflect the correct disturbance area, a revised SWPPP is included with these responses.

2. *Confirm that the infiltration basin forebays that will be utilized as the temporary sediment basins during construction are sized adequately per the NYS Standards and Specifications for Erosion and Sediment Controls for temporary sediment basins.*

Response: Sheet 15 of the plan set has been revised to show each sediment trap drainage area, as well as the minimum and provided storage size required. The top and bottom limits of the sediment traps shown on the plan provide adequate storage as required by the NYS Blue Book.

3. *In accordance with the NYSDEC Stormwater Design Manual, stabilizing vegetation must be implemented throughout the practice. Confirm the proposed vegetation to be used to meet this requirement.*

Response: The Infiltration Basin Detail (Detail 9 on Sheet 21) of the revised plan set contains a topsoil note

describing the topsoil mixture to be placed within the practice area. Note #3 on this detail was also added stating "permanent vegetative cover shall achieve 80% uniform density established over the entire contributing pervious area, before runoff is directed into the facility."

Please do not hesitate to contact our office if you have any questions.

Regards,



Jakob Cruikshank, PE

Project Engineer

Environmental Design Partnership, LLP