



**ENVIRONMENTAL DESIGN
PARTNERSHIP, LLP.**

Shaping the physical environment

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March 31st, 2025

Mr. John Arnold

Planning Board Chairman
C/O Joshua Westfall
Town of Moreau
352 Reynolds Road
Moreau, NY 12828

Regarding: Jacobie Park Side Farms (Cerrone Builders)
Preliminary Site Plan Review & Subdivision Application
Gansevoort Road and Moreau Rec Road

Dear Chairman Arnold:

The applicant, Cerrone Builders, is proposing a project includes the construction of 181 residential units split between; apartments, duplexes and single-family dwellings on two parcels located in the Town of Moreau that are split between Moreau Rec Road. The overall project area is 27.19 +/- Acres. Stormwater will be managed onsite; water and sewer supply will be from an existing Town of Moreau municipal source. As a result, this project will require Site plan approval and Subdivision approval from the Town of Moreau Planning Board.

Enclosed please find the following documents identified below for Site Plan Review and Subdivision Review;

1. Two (2) Full Size Copies of Site Plans, dated 3/31/2025
2. Eight (8) Reduced Size Copies of Site Plans, dated 3/31/2025
3. Two (2) Full Size Copies of Lighting Plan, dated 3/31/2025
4. Eight (8) Reduced Size Copies of Lighting Plan, dated 3/31/2025
5. Ten (10) Copies of Preliminary Site Plan Review Application
6. Ten (10) Copies of Preliminary Subdivision Review Application
7. One (1) Copy of Stormwater Pollution Prevention Plan
8. One (1) Copy of Stormwater Narrative
9. Ten (10) Copies of Engineers Water Narrative
10. Ten (10) Copies of Engineers Sewer Narrative

One behalf of Cerrone Builders, we respectfully request to be placed on the agenda of the April 21, 2025 planning board meeting, for Site Plan Review and Subdivision 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

A handwritten signature in black ink, appearing to read 'Jakob Cruikshank', with a long horizontal line extending to the right.

Jakob Cruikshank, PE
Project Engineer