

Town of Moreau  
**SITE PLAN REVIEW APPLICATION**

MAR 03 2025

TOWN OF MOREAU  
BUILDING DEPARTMENT

### Property Location

**FILE COPY**

Address 1720 State Route 9 Zoning District C1

Project Name Mr. Bill's Drive-Thru Installation Tax Map ID # 49.44 - 1 - 9.1

## Applicant Information

Name (Print) Michael Greenough Phone                     

Street Address \_\_\_\_\_ Email .. \_\_\_\_\_

City Queensbury State NY Zip Code 12804

Signature [Signature] Date 03/03/2025

## Owner Information

Name (Print) Same as applicant Phone

Street Address \_\_\_\_\_ Email \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Agent for the Owner/Applicant (NOTE: If applicable, an authorization form needed)**

Name (Print) Van Dusen & Steves Land Surveyors; Matthew Webster Phone 518-792-8474

Street Address 169 Haviland Road Email mcw@vdsis.com

City Queensbury State NY Zip Code 12804

Signature \_\_\_\_\_ Date 03/03/2025

### Total Site Area

0.69 Acres or 30,267 Square feet



**Project description:** Include a description of primary and secondary uses (residential commercial industrial, institutional or open space); the area associated with each use; and building size (NOTE: Attach an additional narrative if necessary)

Applicant seeks to expand offerings to include drive-thru capabilities. This will involve signage to delineate one-way traffic, re-striping of parking spaces, and construction of a 12 foot by 12 foot area for food delivery.

**Parking**

# of vehicle spaces 42 # of truck spaces \_\_\_\_\_ # of trailer spaces \_\_\_\_\_

**Project schedule** (NOTE: Describe the length of time needed to complete the project and if relevant, the phases and number of phases needed to complete the project)

One phase, to be completed before opening for 2025 season.

**Estimated value of the project upon completion** \$ 20,000.00

**Describe the current land use of the project site** (e.g. residential, commercial, vacant, etc.)

Commercial eatery, use to remain the same.

**Describe the current condition of the project site** (e.g. buildings and structures present)

Existing eatery, to remain.

**Describe the current character of adjoining and surrounding properties**

All commercial in nature.

**State and/or federal permits required**

None.



**Site Plan Application Requirements:** The following items, existing and proposed, shall be notated on stamped and signed survey map.

Item	Description	Located on Sheet #
<b>1. GENERAL</b>		
A.	Title, Name, Address of applicant and person responsible for preparation of drawing	X
B.	Deed	X
C.	North arrow, Tax Map ID, date prepared and scale (Minimum 1 in. = 50 ft.)	X
D.	Boundaries Of the property plotted to scale, zoning boundary	X
E.	Principal structures, accessory structures with exterior dimensions	X
F.	Site improvements including outdoor storage areas, driveways, parking areas, etc. (NOTE: must include both existing and proposed)	X
G.	Setbacks for all structures and improvements	X
H.	Elevations and floor plans of all proposed and affected structures	X
<b>2. WATER &amp; SEWER</b>		
A.	Percolation test location and results	N/A
B.	Project sewage disposal facilities, design details, & construction details	N/A
C.	Separation distances for proposed sewage disposal system to well(s) and bodies of water	N/A
D.	Water supply & septic on adjoining lots with separation distances to existing or proposed on-site water supply and septic	N/A
E.	Existing public or private water supply. Method of securing public or private water, location, design and construction of water supply including daily water usage	N/A
<b>3. PARKING / PERMEABLE AREAS</b>		
A.	Number of spaces required for project including calculation and justification: (NOTE: Existing and proposed parking is required)	X
B.	Number of existing parking spaces, number to be removed, number to be maintained and type of surfacing material	X
C.	Provisions for pedestrian and handicap access and parking: existing and proposed	X
D.	Design details of ingress, egress, loading areas and cutting: existing and proposed	X
E.	Traffic patterns of pedestrian and vehicular traffic: existing and proposed. (NOTE: If trucks are entering or leaving the site – adequate space for turn radius will need to be verified)	X
F.	Outdoor lighting, location and design: existing and proposed	X
G.	Percentage of permeability, percentage of lot coverage	X
<b>4. MISCELLANEOUS</b>		
A.	Signage: Location, size, type, design and setbacks: existing and proposed	X
B.	Location, design and construction details of all existing and proposed site improvements including: drains, culverts, retaining walls, fences, and hydrants	X
C.	Location and description of vegetation and tree coverage, snow removal areas, and trash receptacles	X