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TOWN OF MOREAU
NEW YORK
351 REYNOLDS ROAD • MOREAU NY

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APPLICATION FOR SKETCH PLAN REVIEW

TOWN OF MOREAU
BUILDING DEPARTMENT

50.1-1-44

FOR INTERNAL USE ONLY

APPLICANT:

Crist 3Lot Sub
301 Fort Edward

APPLICATION #:

Subd 3-2025

ZONING DISTRICT:

DATE SUBMITTED:

DATE ACCEPTED:

HEARING DATE:

☐ SEQR Type 1

☐ SEQR Type 2

☐ Unlisted

APPLICANT INFORMATION:

1. Applicant(s): John & Barbara Webster
Street Address: 301 Fort Edward Rd
City, State, Zip: South Glen Falls NY 12803
Telephone #: / Fax #:
E-mail Address:
2. Agent: Keith Crist
Street Address: 34 Bonner Dr
City, State, Zip: Queensbury NY 12804
Telephone #: Fax #:
E-mail Address:
3. Owner: John & Barbara Webster
Street Address: 301 Fort Edward Rd
City, State, Zip: South Glen Falls NY 12803
Telephone #: Fax #:
E-mail Address:

RELATIONSHIP TO THE PROPERTY:

OWNER: ☐ Yes ☒ No

LESSEE: ☐ Yes ☐ No

AGENT: ☒ Yes ☐ No

If an agent, please attach an Agent Authorization Form.

Subdivision of Land
Sketch Plan Review Application

TOWN OF MOREAU
NEW YORK

351 REYNOLDS ROAD • MOREAU, NY

GENERAL INFORMATION:

NAME OR TITLE OF SUBDIVISION: Webster Family Subdivision

PROPERTY LOCATION: 301 Fort Edward Rd

TAX MAP # (ALL PARCELS): 50.1-1-44

ZONING DISTRICT: Residential CURRENT LAND USE: Residential

SIZE OF SUBDIVISION (ACRES): _____

SMALLEST LOT (SF): _____ LARGEST LOT (SF): _____ AVERAGE LOT (SF): _____

MINIMUM LOT WIDTH (FT): _____ AVERAGE LOT WIDTH (FT): _____

TOTAL LENGTH OF NEW ROADS (FT): 0

ANTICIPATED CONSTRUCTION START DATE: —

ANTICIPATED CONSTRUCTION END DATE: —

OTHER APPROVALS REQUIRED:

State Environmental Quality Review Act (SEQRA)

Please complete, sign and attach the appropriate Environmental Assessment Form.

Federal

NYS Department of Health

NYS Department of Environmental Conservation

NYS Department of Transportation

Saratoga County Department of Public Works

Moreau Highway Department

Moreau Water Department

Moreau Sewer Department

☐ Type 1 ☐ Type 2

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

☒ Yes ☐ No

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

DESCRIPTION:

1. Please provide an accurate description of the site, including boundaries, natural and other characteristics such as vegetative cover, soils, watercourses, wetlands, topography, existing structures, utilities, and access.

The two homes to be built on this subdivision
would be built to the code of the town.

2. Please describe the character of the surrounding lands (i.e. suburban, industrial, wetlands, woods, etc.).

The surrounding lands are residential homes
this project would add two more homes.

3. Please describe the development plan, including types of uses and their proposed locations and sizes.

The development plan is to build two homes
on the subdivided lands. Roughly 1200 sqft
per home.

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4. Please briefly describe the ownership intentions (i.e. purchase options) of the Applicant.

The applicant would like to have the two building lots available to their grand daughters, so they might be able to afford homes in the future.

5. Please provide an estimated project construction schedule, including phasing, if applicable.

The estimated time of the project will probably be 2 to 3 years as their granddaughters are still in College.

6. In the space provided below, draw an overview (site location) of where your property is located in the Town of Moreau. Please show a **north arrow**, **street corners** (name them), and **identify your property**.

NOTE: This particular map does not have to be drawn to scale.

QUESTIONNAIRE:

1. Will the development be clustered?

☐ Yes ☒ No

If yes, please describe below.

2. Will the development require modifications to the zoning district or text?

☐ Yes ☒ No

If yes, please describe the proposed modifications.

3. Are there any easements or other restrictions on the property, offers of cession and covenants governing the maintenance, or uncaded open space?

☐ Yes ☒ No

If yes, please describe below.

4. Are there existing provisions for water and sewer?

☒ Yes ☐ No

If yes, please describe below. If no, please describe how these will be accommodated.

Municipal Water will be used

Sewer will be septic tanks

TOWN OF MOREAU
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5. Will the development impact services such as traffic, sewer, water, drainage, etc.?

☐ Yes ☒ No

If yes, please describe the anticipated impacts.

6. Will the development impact adjoining properties (noise, visual, drainage, etc.)?

☐ Yes ☒ No

If yes, please describe the anticipated impacts.

7. Are there any previous Town, Planning or Zoning Board determinations regarding this property?

☐ Yes ☒ No

If yes, please provide the application number, the applicant's name, and the date of determination.

CHECKLIST OF SKETCH PLAN REVIEW APPLICATION COMPLETENESS:

As per § 124-6, the sketch plan shall include the following elements:

- ☐ 1. Survey at a scale of 50 feet to the inch, clearly showing:
- ☒ Boundary of the subdivision.
 - ☐ Topographic features, including existing grade contours at 10-foot intervals, U.S.G.S datum.
 - ☒ Existing watercourses, including lakes, ponds, wetlands, streams or intermittent streams.
 - ☒ Areas of existing vegetation, including woodlots and hedgerows.
 - ☒ Areas within the designated 100-year floodplain as determined by the U.S. HUD Flood Insurance Program.
 - ☒ Existing man-made features, including location and size of power lines, pipelines, buildings and structures, storm drains, culverts, wells, septic tanks, and fields of adjoining properties.
 - ☒ Existing rights-of-way and/or easements across or adjacent to the proposed subdivision.
- ☐ 2. Sketch plan, clearly showing:
- ☒ Name and street addresses of all applicants, if an individual or partnership, and the names and street addresses of principal officers of a corporation.
 - ☒ Location map showing the property included in the proposed subdivision, all contiguous properties of the proposed subdivision, and all properties within 500 feet which front any contiguous street or highway. All properties shall be identified by lot, parcel number and names of owners.
 - ☒ Location and width of proposed street right-of-way and pavements.
 - ☒ Proposed arrangement and approximate area, width, length and setback requirements of each lot and street pattern.
 - ☐ Sketch grading and drainage plan indicating the general slope of the land and method of draining stormwater, including proposed culverts, storm drainage structures and retention ponds.
 - ☒ NA ☐ Parcels of land proposed to be dedicated to public use, such as parks, recreation areas, conservation easements or scenic easements.
- ☐ 3. Additional information requested by the Planning Board.

As per §124-6 of the Town Code, the sketch plan must be prepared by a licensed professional engineer, a licensed professional land surveyor with properly executive New York State Education Department Exemption N, or a licensed landscape architect.

Other documentation to submit with the Sketch Plan Review Application includes:

- ☐ 1. Completed and signed appropriate Environmental Assessment Form.
- ☒ 2. Completed and signed "Authorization to Act as Agent For" form (if applicable).
- ☐ 3. Two (2) copies of the deed for each parcel included on the subdivision.

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Please return the original application, with all pages intact, along with ten (10) paper copies and an electronic copy, including required information and documentation. The electronic copy may be submitted on a flash drive or emailed to biclerk@townofmoreau.org.

NOTE: The application will not be scheduled on the Planning Board agenda until all paper and electronic copies have been received by the Town Building Department.

Also note that the information to be provided is not limited to the space on this form. If additional space is needed, please use separate sheets and indicate the enclosure number or page number for the attached sheets in the related space provided on this application.

Signature

Keith Crist
Applicant (print and sign)

7/17/25
Date

Keith Crist
Agent (print and sign)

7/17/25
Date