

Town of Moreau
SITE PLAN REVIEW APPLICATION

FILE COPY

Received by Building Dept.
8/31/23

Property Location

Address 1423-5 ROUTE 9, Zoning District C1


Project Name THE PINES NORTH Tax Map ID # 63 - 3-1 - 20.1/2

Applicant Information

Name (Print) GREGORY HEWLETT Phone _____

Street Address 8 CEDARVIEW LN Email _____

City QUEENSBURY NY 12804 State NY Zip Code 12804


Signature  Date 8/30/23

Owner Information

Name (Print) THE PINES MHP LLC Phone _____

Street Address 1411 ROUTE 9 Email _____

City MOREAU State NY Zip Code 12828

Signature  Date 8/30/23

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

Name (Print) SAME ↑ Phone _____

Street Address _____ Email _____

City _____ State _____ Zip Code _____

Signature _____ Date _____

Total Site Area

3.90 ACRES Acres or _____ Square feet

Y90714

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)

EXPANSION OF EXISTING 55+ SENIOR LIVING MANUFACTURED HOME COMMUNITY

Parking

of vehicle spaces 30 # of truck spaces 0 # of trailer spaces 0

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)

3 PHASES OF 5 HOMES EACH. EACH PHASE WOULD TAKE 3 MONTHS TO CONSTRUCT INFRASTRUCTURE.

Estimated value of the project upon completion \$ 300,000

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

MANUFACTURED HOME DISPLAY LOT

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

CLEARED OPEN LAND

Describe the current character of adjoining and surrounding properties

ALL MANUFACTURED HOME COMMUNITIES. ONE SIDE

VACANT COMMERCIAL REAL ESTATE

State and/or federal permits required

DOH APPROVAL

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

Item	Description	Located on Sheet #
1. GENERAL		
A.	Title, Name, Address of applicant and person responsible for preparation of drawing	S1
B.	Deed	
C.	North arrow, Tax Map ID, date prepared and scale (Minimum 1 in. = 50 ft.)	S1/S2
D.	Boundaries Of the property plotted to scale, zoning boundary	S1/S2
E.	Principal structures, accessory structures with exterior dimensions	S1
F.	Site improvements including outdoor storage areas, driveways, parking areas, etc. (NOTE: must include both existing and proposed)	S2
G.	Setbacks for all structures and improvements	S2
H.	Elevations and floor plans of all proposed and affected structures	S2
2. WATER & SEWER		
A.	Percolation test location and results	N/A
B.	Project sewage disposal facilities, design details, & construction details	S2
C.	Separation distances for proposed sewage disposal system to well(s) and bodies of water	S2
D.	Water supply & septic on adjoining lots with separation distances to existing or proposed on-site water supply and septic	S2
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	S2
3. PARKING / PERMEABLE AREAS		
A.	Number of spaces required for project including calculation and justification: (NOTE: Existing and proposed parking is required)	S2
B.	Number of existing parking spaces, number to be removed, number to be maintained and type of surfacing material	S2
C.	Provisions for pedestrian and handicap access and parking: existing and proposed	N/A
D.	Design details of ingress, egress, loading areas and cutting: existing and proposed	S2
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)	S2
F.	Outdoor lighting, location and design: existing and proposed	N/A
G.	Percentage of permeability, percentage of lot coverage	S2
4. MISCELLANEOUS		
A.	Signage: Location, size, type, design and setbacks: existing and proposed	N/A
B.	Location, design and construction details of all existing and proposed site improvements including: drains, culverts, retaining walls, fences, and hydrants	S2
C.	Location and description of vegetation and tree coverage, snow removal areas, and trash receptacles	S2