



APPLICATION FOR SKETCH PLAN REVIEW

62-2-1.1

FOR INTERNAL USE ONLY	
APPLICANT: <u>Tier 1 Enterprises</u> <u>Todd Tierney</u>	APPLICATION #: <u>Subd 1-2025</u> ZONING DISTRICT: <u>R-1</u> DATE SUBMITTED: <u>6/30/25</u> DATE ACCEPTED: _____ HEARING DATE: <u>7/21/25</u>
<input type="checkbox"/> SEQR Type 1 <input type="checkbox"/> SEQR Type 2 <input type="checkbox"/> Unlisted	

APPLICANT INFORMATION:

1. Applicant(s): Tier 1 Enterprises, LLC, c/o Todd Tierney  
Street Address: PO Box 286  
City, State, Zip: Glens Falls, NY 12801  
Telephone #: 518-260-6078 Fax #: 518-745-1037  
E-mail Address: ttierney@drywallcenterinc.com
2. Agent: David C. Klingebiel  
Street Address: PO Box 2152  
City, State, Zip: Glens Falls, NY 12801  
Telephone #: 518-798-1758 Fax #: 518-798-0740  
E-mail Address: dklingebiel@nycap.rr.com
3. Owner: Same as #1.  
Street Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
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.

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**GENERAL INFORMATION:**

NAME OR TITLE OF SUBDIVISION: Proposed 5 lot Subdivision, Tier 1 Enterprises, LLC

PROPERTY LOCATION: 134 Spier Falls Rd

TAX MAP # (ALL PARCELS): 62-2-1.1

ZONING DISTRICT: Res-1 CURRENT LAND USE: Vacant

SIZE OF SUBDIVISION (ACRES): 22.69

SMALLEST LOT (SF): 118992 LARGEST LOT (SF): 271446 AVERAGE LOT (SF): 197729.2

MINIMUM LOT WIDTH (FT): 291.39 AVERAGE LOT WIDTH (FT): 354.47

TOTAL LENGTH OF NEW ROADS (FT): None

ANTICIPATED CONSTRUCTION START DATE: Not applicable

ANTICIPATED CONSTRUCTION END DATE: Not applicable

**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

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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 parcel consists of mostly wooded land located off Spier Falls Road with additional frontage off Woodland Drive and Holly Drive. Elevation ranges from 275 to 350 feet. Electrical service is available on Spier Falls Road, Woodland Drive and Holly Drive. Three lots would have frontage on Spier Falls Road, one on Woodland Drive, and one on Holly Drive.

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

The surrounding lands consists of residential dwellings with typical lawn and woodland features and coverage.

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

The plan is if the subdivision is approved to sell the individual lots for the purpose of residential construction.

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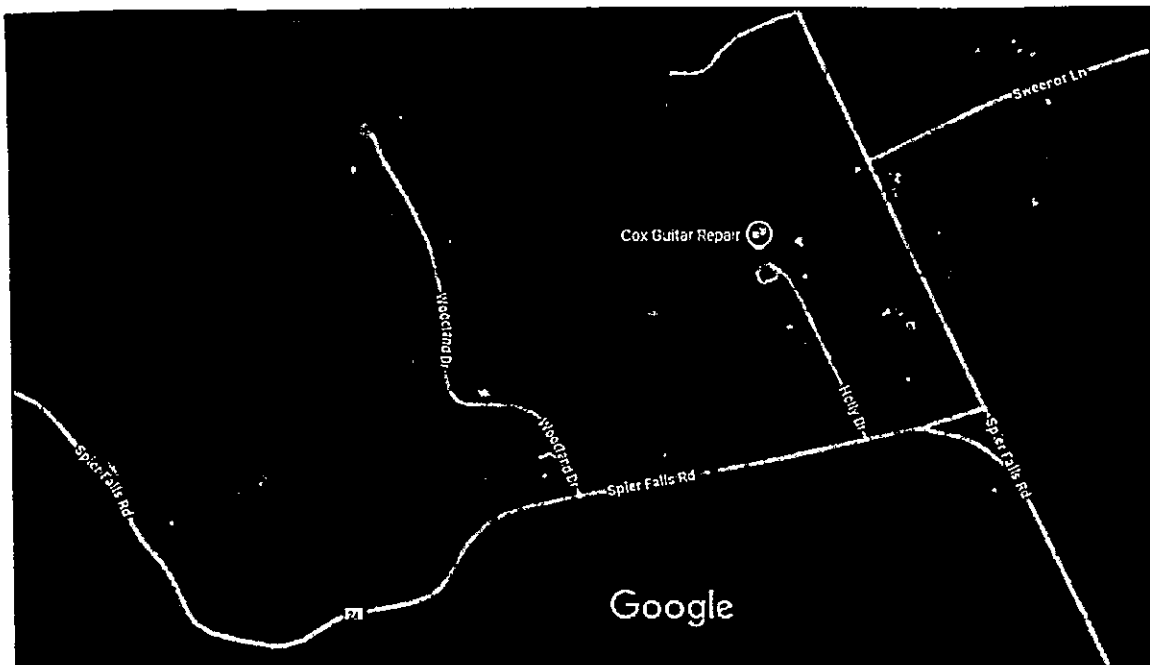
4. Please briefly describe the ownership intentions (i.e. purchase options) of the Applicant.

The applicant intends to sell the lots for residential Development if the Subdivision is approved.

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

No construction is planned, the plan and intent is to sell vacant lots for residential development by a third party purchaser.

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.

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QUESTIONNAIRE:

1. Will the development be clustered?

☐ Yes ☒ No

If yes, please describe below.

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

☐ Yes ☒ No

If yes, please describe the proposed modifications.

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

☐ Yes ☒ No

If yes, please describe below.

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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.

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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.

*No development is being proposed at this time.*

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

☐ Yes ☐ No

If yes, please describe the anticipated impacts.

*No development is being proposed at this time.*

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.

*A boundary line Adjustment was approved on April 24, 2025 by Josh Westfall and there are two pending boundary line adjustments wherein .53 acres is being given by the applicant to Butler, 76.-2-59; and .37 acres is being given to Johnson, 76.-2-61.*

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**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.
  - ☐ 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](mailto: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

*Todd Twining*  
Applicant (print and sign)  
*Member / Manager*

*6/30/25*

Date

\_\_\_\_\_  
Agent (print and sign)

\_\_\_\_\_  
Date