

**TOWN OF MOREAU
LOCAL LAW NO. 9 OF 2024
A LOCAL LAW AMENDING CHAPTER 149 OF THE MOREAU TOWN CODE
AND THE TOWN OF MOREAU ZONING MAP TO ESTABLISH
THE JACOBIE PARK SIDE FARMS PLANNED UNIT DEVELOPMENT**

BE IT ENACTED BY THE MOREAU TOWN BOARD AS FOLLOWS:

SECTION 1. This Local Law is adopted pursuant to Town Law Section 261-c and Moreau Town Code Section 149-27 to establish a Planned Unit Development District to be known as the Jacobie Park Side Farms Planned Unit Development District.

SECTION 2. Sections 149-6 and 149-7 of the Moreau Town Code are amended by revising the Town Zoning Map to change the current zoning of the lands where the Jacobi Park Side Farms Planned Unit Development are located, as described below, from One- and Two-Family Residential (R-2) District to a Planned Unit Development (“PUD”) District.

SECTION 3. The area of Jacobie Park Side Farms Planned Unit Development District consists of approximately 27.2 +/- acres and is more particularly bounded and described as set forth in Appendix A (legal description) annexed hereto and incorporated herein. The Jacobie Park Side Farms PUD District is bisected by Moreau Rec Road, bordered to the north by Lands N/F of SRH-TJM, LLC., to the west by Lands N/F of Melvin W. Jacobie, lands N/F of Joshua Corbett, lands N/F of Abigail Robichud, lands N/F of Melvin W. Jacobie, to the south by lands N/F of Diane C. Colvin, lands N/F of Harry G. Gutheil and to the west by lands N/F of the Town of Moreau.

SECTION 4.

A. Description of allowed uses by type and number of units:

Unit Type	Number
Cottage Single-Family Detached	21
Carriage Single-Family Attached/Duplex	28
Townhomes	32
Apartment Flats	32
Apartment Parkside Residence	68

- B. The project shall be required to develop an HOA for ownership and maintenance responsibility of all common open space areas.
- C. Common open space for Jacobie Park Side Farms PUD shall comprise approximately 10 acres. Maintenance and upkeep of the common areas/open space will be provided by the HOA and/or project owner as identified during site plan review.
- D. Stormwater management shall be owned and maintained by the HOA and/or project owner
- E. Sidewalks, street trees and street lights shall be owned and maintained by the HOA and/or project owner
- F. Approximately 4 acres of the open space described in item C will be developed as parkland for the PUD residence. These park areas can be developed with a variety of uses including but not limited to; playfield, playground, accessory structures, community gardens, hobby barns, mail kiosks, lawn and landscaping.
- G. A trail connecting the subdivision to the North (Arrowhead Meadows) to the internal sidewalk and pathways system within the PUD will be provided.
- H. Moreau Rec Road adjacent to the project shall be realigned and reconstructed to include, street trees, street lights and sidewalks.
- I. The towns road and driveway network within the Harry Betar Park will be utilized as a secondary means of emergency access for the PUD.
- J. Bulk, Area and Parking requirements.

- a. The minimum building setbacks and bulk standards for all buildings within the Jacobie Park Side Farms PUD are as follows:

	Min Lot Area (ft)	Min Lot Width (ft)	Min Lot Depth (ft)	Lot Coverage %	Min Floor Area	Max Structure Height (ft.)	Setbacks				
							Front	Side		Rear	Porch
								Party wall			
Cottage Single-Family Detached	4,500	50	95	80	800 sf	38	20	N/A	7.5	5	8
Carriage Single-Family Attached/Duplex	4,500	40	95	80	800 sf	38	10	0	7.5	20	8
Townhomes	2,500	30	95	80	800 sf	38	20	0	7.5	5	8
Apartment Flats	20,000	N/A	N/A	80	N/A	42	25	N/A	25	25	N/A
Apartment Parkside Residence	20,000	N/A	N/A	80	N/A	42	25	N/A	25	25	N/A

- b. Vehicle parking for this project is as presented:
 - i. The minimum parking requirements for the apartment uses shall be no less than 1.75 parking spaces per unit.
 - ii. The minimum parking requirements for the town homes and single-family units shall be no less than (2) garages and 2 surfaces per unit.

SECTION 5. Public water and public sewer. The Jacobie Park Side Farms PUD is partially located within the boundaries of Town of Moreau Water District. A water district extension will be required to allow all buildings within the PUD to be serviced by municipal water. The developer will be required to connect the buildings within the Jacobie Park Side Farms PUD to the water district. The developer must obtain the necessary approvals to extend the sewer district to the Jacobie Park Side Farms PUD, and if approvals are given, install the necessary sewer infrastructure and connect all of the buildings of the Jacobie Park Side Farms PUD to the sewer infrastructure within the sewer district.

SECTION 6. The invalidity of any clause, sentence, paragraph or provision of this Local Law shall not invalidate any other clause, sentence, paragraph or part thereof.

SECTION 7. All Local Laws or ordinances or parts of Local Laws or ordinances in conflict with any part of this Local Law are hereby repealed.

SECTION 8. This Local Law shall take effect immediately upon filing by the office of the New York Secretary of State as provided in the New York Municipal Home Rule Law.