

September 1, 2023

FILE COPY

John Arnold, Chair
Town of Moreau Planning Board
351 Reynolds Road
Moreau, NY 12828

Re: Subdivision Sketch Plan Application
Route 9 Subdivision, BKM Properties LLC
Old Saratoga Road and Spier Falls Road, Town of Moreau, Saratoga County, NY
CLA SITE #370-20-985

Dear Chairperson John Arnold:

CLA SITE is pleased to submit, on behalf of BKM Properties LLC, the enclosed sketch plan application for proposed residential/commercial subdivision of real property located at 703-721 Old Saratoga Road and 63 Spier Falls Road, Town of Moreau, Saratoga County, NY.

The proposed subdivision will encompass two contiguous parcels, totaling 76.37 acres, identified on town tax maps as lot numbers 76-3-83.111 (71.2 acres) and 76-3-89.2 (5.17 acres). The subdivision action will result in six total residential lots (zoned R-2) and nine commercial lots (zoned C-1). Please refer to the enclosed subdivision sketch plan, L-100.

For this initial sketch plan submission, a full environmental assessment form (FEAF) has been provided summarizing the potential impacts resulting from this proposed subdivision action and associated construction of new access roadway and attendant utilities.

The following is a brief description of the proposed project. We note that this project was the subject of a prior action by the Town of Moreau to modify the zoning district boundary as it crosses the subject parcels.

Description of Property:

Brian McKenzie, of BKM Properties, LLC, is the property owner of two contiguous parcels, parcel ID #'s 76-3-83.111 (71.2 acres), and 76-3-89.2 (5.17 acres), totaling 76.37 acres. The contiguous parcels are bounded on the north by Spier Falls Road, to the south by Old Saratoga Road and NYS Route 9, to the east, by the exit 17 (I-87) off ramp, and to the west residential homes. See Conceptual Subdivision Drawing L-100. The property zoning is split between C-1 (commercial) and R-2 (residential).

■ LANDSCAPE ARCHITECTURE ■ ENGINEERING ■ PLANNING, PC

Proposed Subdivision

The subdivision proposes 9 commercial, and 6 residential parcels. The residential lots average approximately 2.7 acres, and the commercial lots average approximately 5.8 acres.

The C-1 schedule of regulations requires one acre minimum lot area for commercial parcels. The R-2 schedule of regulations requires one acre minimum lot area for two-family dwellings. The proposed subdivision layout exceeds both minimum acreage requirements in a conservative manner with respect to the surrounding residential development and nearby recreational assets. In addition, and in an effort to provide as much buffer area as possible from the allowable commercial development, the proposed subdivision includes the following:

- Approximately 7.3 acres of conservation easement along the rear of commercial lots 9 and 10 and,
- Residential lot 5 (4.9 acres) will be conveyed to an adjacent neighboring residential parcel, ID #76.-3-79, providing the existing owner with an additional buffer from the proposed commercial and residential development.

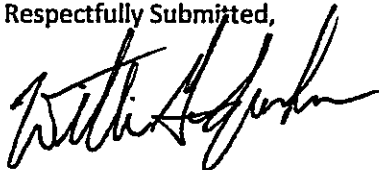
An access road, designed and built to town specifications, is proposed off Spier Falls Road and will provide access to seven of the commercial parcels. We anticipate that this road will be dedicated to the Town of Moreau. Access to commercial lots 6 and 7 is planned from NYS Route 9 with coordination from DOT regarding the new Exit 17 ramp configuration. Four of the residential parcels will have access from Old Saratoga Road, and one from Spier Falls Road.

Municipal water is available to the commercial parcels with a connection from Spier Falls Road (Water District #1). Water district extension will be required to accommodate this project. Individual wells are anticipated for all residential lots. Individual septic systems are proposed for all of the proposed parcels, and upon sale, all parcels will require individual site plan approval prior to development. The sale of parcels will be market driven.

The project site is located in the Town of Moreau's Comprehensive Plan's, Plan Area G – Recreational Initiative (pg. 76), and directly borders Plan Area F - Commercial Development Initiative (pg. 75). The conservative development approach proposed in the subdivision plan aligns with both initiatives as its intention is to bring commercial business off the interstate and to the Route 9 corridor while simultaneously protecting the residential and recreation assets to the north and west of the project site.

If you have any questions, feel free to call our office 518-584-8661 x 12.

Respectfully Submitted,



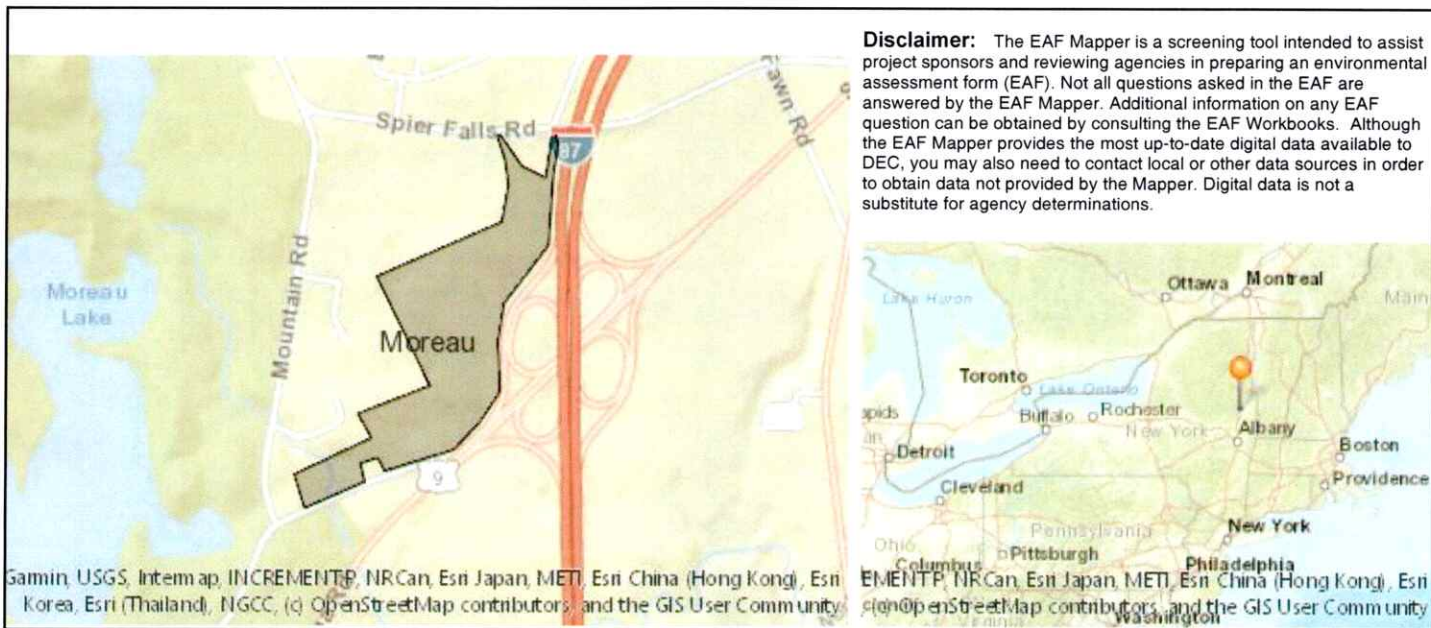
Bill Sparkman, PE

Senior Civil Engineer

CLA SITE Landscape Architecture,
Engineering and Planning, PC

Route 9 Subdivision, BKM Properties, LLC
Page 3

Attachments:
Subdivision Sketch Plan, L-100
Full environmental assessment form



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	546030
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	941-349, 941-350
E.2.h.iv [Surface Water Features - Stream Classification]	C(T)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No

E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Karner Blue, Frosted Elfin
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No