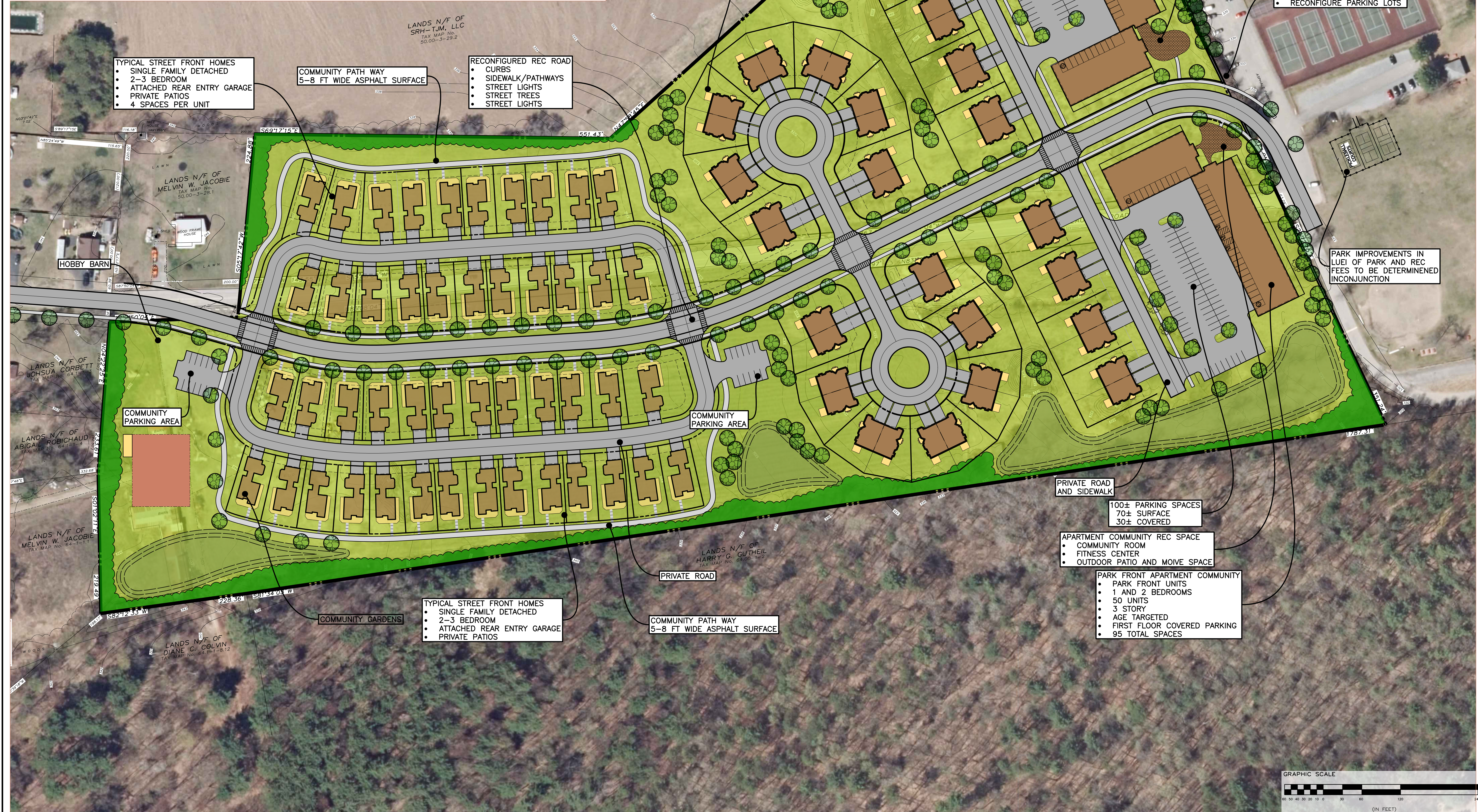




**SITE LOCATION MAP**  
SCALE: 1" = 2000'

**SITE STATISTICS**

EXISTING ZONING	R-2 RESIDENTIAL
PROPOSED ZONING	PUD PLANNED UNIT DEVELOPMENT
PARCEL AREA OVERALL	27.19± ACRES
LOT ID 50.-3-28.2	12.74± ACRES
LOT ID 64.-1-54	14.45± ACRES
PROPOSED USE	PARK FRONT MIXED RESIDENTIAL
RESIDENTIAL USES	
PARK FRONT APARTMENTS	100 UNITS (TWO BUILDINGS)
TOWNHOUSE DUPLEX	44 UNITS (22 BUILDINGS)
STREET FRONT SINGLE-FAMILY	47 UNITS (47 BUILDINGS)
TOTAL RESIDENTIAL UNITS	191 UNITS
PROJECT RESIDENTIAL DENSITY	7± UNITS PER ACRE
COMMERCIAL USE	
PARK FRONT RETAIL	5,000 SF (RESTAURANT/SERVICE RELATED)
LENGTH OF ROAD	RECONFIGURED REC ROAD -2,000± SF
UTILITY PROVISIONS:	
STORMWATER MANAGEMENT	ONSITE TREATMENT
WATER PROVISIONS	MUNICIPAL WATER
SANITARY PROVISIONS	MUNICIPAL CONNECTION



**TYPICAL STREET FRONT HOMES**  
 • SINGLE FAMILY DETACHED  
 • 2-3 BEDROOM  
 • ATTACHED REAR ENTRY GARAGE  
 • PRIVATE PATIOS  
 • 4 SPACES PER UNIT

**COMMUNITY PATH WAY**  
 5-8 FT WIDE ASPHALT SURFACE

**RECONFIGURED REC ROAD**  
 • CURBS  
 • SIDEWALK/PATHWAYS  
 • STREET LIGHTS  
 • STREET TREES  
 • STREET LIGHTS

**PARK FRONT APARTMENT COMMUNITY**  
 • PARK FRONT UNITS  
 • 1 AND 2 BEDROOMS  
 • 50 UNITS  
 • 3 STORY  
 • AGE TARGETED  
 • FIRST FLOOR COVERED PARKING  
 • 95 SPACES

**100± PARKING SPACES**  
 70± SURFACE  
 30± COVERED

**PRIVATE ROAD AND SIDEWALK**

**TYPICAL TOWN HOMES DUPLEX**  
 • 2-3 BEDROOM  
 • ATTACHED GARAGES  
 • PRIVATE PATIOS  
 • 6 SPACES PER UNIT

**COMMERCIAL SPACE**  
 • 5,000± SF  
 • RESTAURANT ICE CREAM SHOP  
 • OUTDOOR DINING OPTIONS

**RECONFIGURED PARK ENTRY**  
 • ENTRANCE SIGNS  
 • ENHANCED ENTRY AESTHETICS  
 • RECONFIGURE PARKING LOTS

**PARK IMPROVEMENTS IN LUEI OF PARK AND REC**  
 FEES TO BE DETERMINED INCONJUNCTION

**PRIVATE ROAD AND SIDEWALK**

**100± PARKING SPACES**  
 70± SURFACE  
 30± COVERED

**APARTMENT COMMUNITY REC SPACE**  
 • COMMUNITY ROOM  
 • FITNESS CENTER  
 • OUTDOOR PATIO AND MOIVE SPACE

**PARK FRONT APARTMENT COMMUNITY**  
 • PARK FRONT UNITS  
 • 1 AND 2 BEDROOMS  
 • 50 UNITS  
 • 3 STORY  
 • AGE TARGETED  
 • FIRST FLOOR COVERED PARKING  
 • 95 TOTAL SPACES

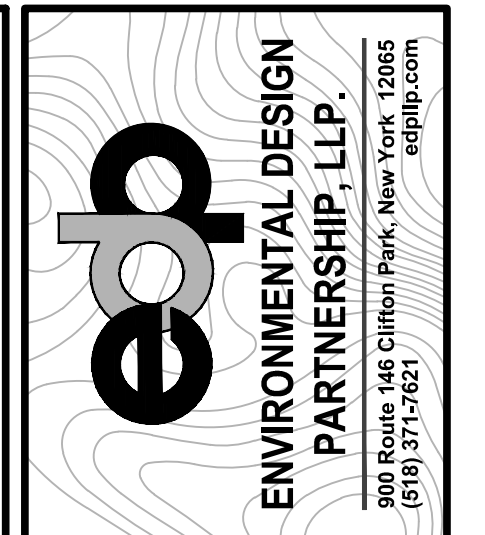
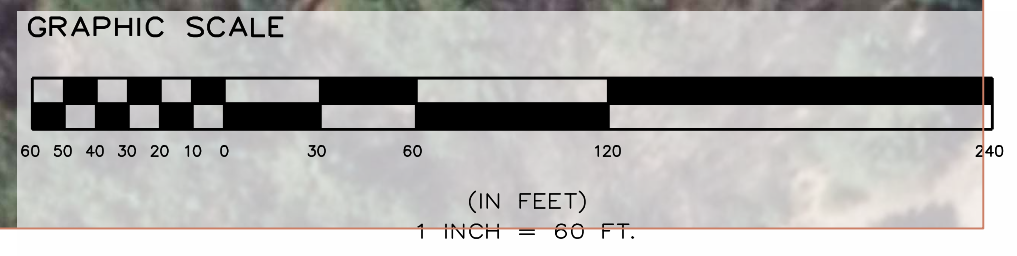
**TYPICAL STREET FRONT HOMES**  
 • SINGLE FAMILY DETACHED  
 • 2-3 BEDROOM  
 • ATTACHED REAR ENTRY GARAGE  
 • PRIVATE PATIOS

**COMMUNITY PATH WAY**  
 5-8 FT WIDE ASPHALT SURFACE

**COMMUNITY GARDENS**

**COMMUNITY PARKING AREA**

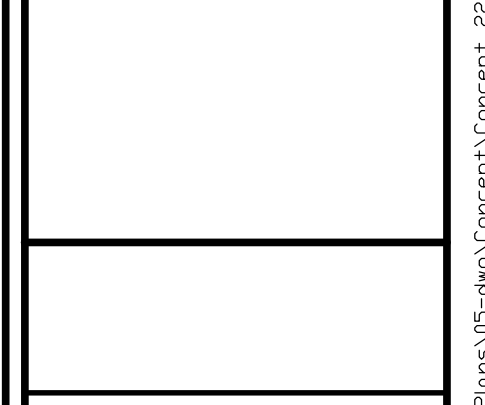
**COMMUNITY PARKING AREA**



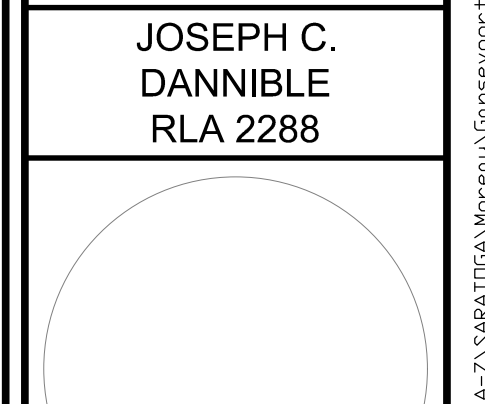
TAX MAP No. 50.-3-28.2, 64.-1-54  
 FEBRUARY 15, 2025

**PLANNED UNIT DEVELOPMENT DISTRICT**  
**JACOBI'S PARK SIDE FARMS**  
 CERRONE BUILDERS  
 11-29 MOREAU REC ROAD  
 TOWN OF MOREAU  
 SARATOGA COUNTY, NEW YORK

DATE	BY



JOSEPH C. DANNIBILE  
 RLA 2288



SCALE: 1"=60'

NOT FOR CONSTRUCTION

SHEET TITLE:  
 COMMUNITY MASTER PLAN

SHEET:  
**EXHIBIT 8.1**

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP. 900 ROUTE 148 CANTON PARK, NEW YORK, NY 12065 (518) 351-1921  
 TAX MAP No. 50.-3-28.2, 64.-1-54 FEBRUARY 15, 2025  
 PLANNED UNIT DEVELOPMENT DISTRICT JACOBI'S PARK SIDE FARMS CERRONE BUILDERS 11-29 MOREAU REC ROAD TOWN OF MOREAU SARATOGA COUNTY, NEW YORK  
 SCALE: 1"=60' NOT FOR CONSTRUCTION SHEET TITLE: COMMUNITY MASTER PLAN SHEET: EXHIBIT 8.1  
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