

**TOWN OF MOREAU
SUBDIVISION APPLICATION
"SKETCH PLAN REVIEW"**

**To be reviewed by: Moreau Planning Board
Town of Moreau
Saratoga County, New York**

State Environmental Quality Review Act _____ Application Number _____

Type I _____ Type II _____ Date Submitted: **10/05/2020**

Name or Title of Subdivision **Vittengl - Route 9 - Autoworld**

Property Location **1377-1387 Route 9**

Total Number of lots requested for approval **3**

1. Applicant's Name: **Route 9 Autoworld - C/O Robert Vittengl**
Street Address: **PO Box 1414**
City, State, Zip: **S. Glens Falls, NY 12807**
Telephone Number: **(518) 260-3641** Fax Number: _____
E-mail Address: **bob.vi@aecenergy.com**
2. Agent's Name: **Environmental Design Partnership**
Street Address: **900 Route 146**
City, State, Zip: **Clifton Park, NY 12065**
Telephone Number: **(518) 371-7621** Fax Number: _____
E-mail Address: **jdannible@edpllp.com**
3. Owner's Name: **Route 9 Autoworld**
Street Address: **PO Box 1414**
City, State, Zip: **S. Glens Falls, NY 12807**
Telephone Number: **(518) 260-3641** Fax Number: _____
E-mail Address: **bob.vi@aecenergy.com**

4. Ownership Intentions, i.e., purchase options: (of the Applicant)

Owner

5. Property Location **1377-1387 Route 9 directly across
from Reynolds Road.**

6. In the space provided below, draw an overview (site location) of where your property is located in the Town of Moreau.
Show north arrow, street corners (name them) and identify your property.
NOTE: This particular map does not have to be drawn to scale.

7. Tax Map Numbers of existing parcel/lots:

Section **63.3** Block **1** Lot **13.1**

Section _____ Block _____ Lot _____

Section _____ Block _____ Lot _____

8. Zoning Classification: **C-1 Commercial**

9. Present use(s) of property: **Commercial - former automobile
dealership & auto service center.**

10. Description of site (including boundaries, natural and other characteristics such as: vegetative cover, soils, watercourses, wetlands, topography, existing structures, utilities and access):

Site has a former Suzuki car dealership and a service center

building along with associated paved parking areas and access

drives. The rear of the site has areas of forest and brush.

11. Describe the character of the surrounding lands (i.e., suburban, industrial, wetlands, woods, etc.):

**Commercial area with retail and commercial uses are along
Route 9 in this area. A residential site is located to rear/west
of the parcel.**

12. Proposed development plan; describe briefly the types of use and their proposed locations and sizes:

**The applicant proposes a three (3) lot commercial subdivision.
Lots sizes will be 1.18± acres, 1.88± acres and 2.07± acres.**

13. Size of Subdivision 6.09± acres.

14. Will the development be clustered? (Please describe)

No

15. Smallest lot: 47,044 Square feet

Largest lot: 90,169 Square feet

Average lot: 74,052 Square feet

Minimum lot width: 200 feet

Average lot width: 455± feet

16. Proposed modifications to the zoning district or text:

None

17. Describe in detail: easements or other restrictions on the property, all offers of cession and covenants governing the maintenance or unceded open space:

TBD

18. Any previous Town, Planning or Zoning Board determinations made regarding this property? Yes _____ No _____

Application Number: _____

Applicant's Name: _____

Date of determination: _____

19. A. Anticipated date to start construction: **Spring 2021**

B. Anticipated date to finish construction: **Fall 2021**

C. Please provide the following information (use additional pages if necessary)

1. An estimated project construction schedule, including phasing, if applicable:

TBD

20. The proposed subdivision will contain **530±** feet of new roads.

21. Describe provisions for water and sewer.

Municipal Water and Sewer

22. Describe anticipated impacts on services: traffic, sewer, water, drainage, etc:

Minimal increase in traffic to Route 9.

23. Describe anticipated impacts on adjoining property, noise, visual, drainage, etc:

Noise typical of a construction site during construction of road and building construction.

24. Other approvals required:

	Yes	No
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	(✓)	()

25. Please complete and sign the appropriate Environmental Assessment Form and attach it to the submission.
26. Please complete and sign the "Authorization to Act as Agent For" form if applicable.
27. Please attach two (2) copies of the deed for each parcel included on the subdivision.

In addition to the fee listed on the schedule of fees, the Town may charge a fee to developers of projects requiring legal and technical review provided that the fee charged reflects the actual cost of the legal and technical assistance to the Planning Board.

PLEASE return the original application with all pages intact. We require ten (10) copies of this application including maps.

NOTE: The information to be provided is not limited to the space provided on this form. If additional space is needed, use separate sheets and indicate the enclosure number or the page number on which the information can be found in the space provided on this form.

SKETCH PLAN REQUIREMENTS

The applicant shall submit twelve (12) copies of a sketch plan for a parcel of land that has not been clear-cut within five (5) years. Such subdivision sketch plan shall be prepared by a licensed professional engineer, licensed professional land surveyor with properly executed New York State Education Department Exemption N or licensed landscape architect.

Such Sketch Plan shall contain the following elements and information for the purpose of Sketch Plan Review.

1. Survey

The sketch plan shall be laid out on a survey prepared by a licensed professional with a properly executed New York State Education Department Exemption N. Such survey shall be prepared as a scale of 1" = 50' clearly showing.

- a. The boundary of the subdivision

- b. Topographic features including existing grade contours at 10 foot contour intervals USGS datum.
- c. Existing watercourses including lakes, ponds, wetlands, streams or intermittent streams
- d. Areas of existing vegetation including wood lots and individual free standing trees over 6 inches DBH..
- e. Areas within the designated 100 year flood plain as determined by the National Flood Insurance Program (NFIP).
- f. Existing man-made features including location and sizes of power lines, pipelines, buildings and structures, storm drains and culverts, and well and septic tank and fields of adjoining properties.
- g. Existing rights-of-way and/or easements across or adjacent to the proposed subdivision.

2. Sketch Plan

The proposed sketch plan shall show the following:

- a. Names and addresses of all applicants, if an individual or partnership, and the names and addresses of principal officers of a corporation.
- b. Names and addresses of owner of land on which the subdivision is proposed.
- c. The nature and extent of any recreation features, parks, playgrounds, water supply, sewerage and drainage rights-of-way, and easements, stormwater facilities, and other land that may be dedicated to public use and conditions under which the proposed dedication of these features is to be made to the Town.
- d. A statement that the applicant will install all improvements in accordance with the standards prescribed by the Departments of the Town having jurisdiction, and set all monuments as shown on the Final Plat thereof in such manner as the Board may designate.