

TOWN OF MOREAU
SUBDIVISION APPLICATION
"PRELIMINARY REVIEW"

orig

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

Application Number: _____

State Environmental Quality Review Act Date Submitted to Department: _____

Type I _____ Type II _____ Date Application Accepted: _____

Name or Title of Subdivision 3 Lot Subdivision by Stewart & Bovee
Developer & Investor Inc.

Property Location: West of Northway Interchange 17 - Frontage on Spier Falls
& Old Saratoga Rd.

1. Applicant's Name: Stewart & Bovee Developer & Investor, LLC

Street Address: 44 Phillips Road

City, State, Zip Code: Stillwater, NY

Telephone Number: 518-587-6350 Fax Number: -

E-mail Address: tstewart7@nycapp.rr.com

2. Agent's Name: Garry Robinson

Street Address: 114 Monument Dr.

City, State, Zip Code: Schuylerville, NY 12871

Telephone Number: 318-695-3655 Fax Number: SAME
cell 518-796-4265

E-mail Address: grabinsonr@gmail.com

3. Owner's Name: _____

Street Address: Same as Applicant

City, State, Zip Code: _____

Telephone Number: _____ Fax Number: _____

E-mail Address: _____

4. Surveyor's Name: Jim White, Azimuth Surveying & Cartography
 License Number: 50,026
 Street Address: Box 186
 City, State, Zip Code: Burnt Hills, NY 12027
 Telephone Number: 518-399-7901 Fax Number: same
 E-mail Address: azimuth@capital.net

5. Engineer's Name: Garry Robinson, PE
 License Number: NY 060166
 Street Address: 114 Monument Dr.
 City, State, Zip Code: Schuylerville, NY 12871
 Telephone Number: 518-695-3655 Fax Number: same
cell: 518-796-4265
 E-mail Address: grobinsonepe@gmail.com

6. Date of Sketch Plan Review June 2020

7. Sketch Plan Review: determined that the project may () or may not (X) have an adverse environmental impact.

8. Has the Sketch Plan been altered in any manner either by Planning Board recommendation or for any other reason? yes (X) no ()
 If yes, attach a complete explanation thereof.

9. Required approvals determined by Sketch Plan Review:

	Yes	No
Federal ()	()	()
NYS Department of Health	()	()
NYS Department of Environmental Conservation	(X)	()
NYS Department of Transportation	()	()
Saratoga County Department of Public Works	()	()
Moreau Highway Department	(X)	()
Moreau Water Department	()	()
Moreau Sewer Department	()	()

The undersigned hereby requests the approval by the Planning Board of the above Identified Preliminary Subdivision Plat.

Signature of Applicant: Terry R. Stewart

Date: 10/5/20

Please return the original application with all pages intact. We require twelve (12) 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.

PRELIMINARY PLAT REQUIREMENTS

The applicant is required to submit ten (10) copies of the Preliminary Plat application. Such applications shall include the following documents:

1. Preliminary Plat

The Preliminary Plat shall be laid out by a licensed professional engineer and/or licensed professional land surveyor with a properly executed New York State Education Department Exemption N. Such Preliminary Plat shall be prepared at a scale of 1" - 50' clearly showing:

- a. Location of all existing and proposed property lines, buildings, water courses and other important topographic features.
- b. Existing and proposed contours showing elevations at two foot contours intervals and extending at least one hundred (100) feet in each direction beyond the property lines of the parcel being subdivided. Existing contours shall be determined by an actual field survey.
- c. The location, names and width of all existing and proposed streets, easements, lots, and building lines, wells and septic tanks and leech fields and similar facts regarding property immediately adjacent or opposite the proposed subdivision.
- d. A location map showing:
 - 1. The zoning district or districts in which the land that is to be subdivided is located, and
 - 2. The property included in the proposed subdivision and all contiguous properties of the proposed subdivision and all properties within five hundred (500) feet in each direction from the boundary line of all the proposed subdivision along any contiguous street or highway. All properties shall be identified by lot and parcel number and names of owners.

- e. The location and size of any existing sewers, water mains, culverts and drain pipes, electric and telephone lines, and cable tv and proposed sewers, watermains, culverts and drain pipes on the property or immediately adjacent to the property to be subdivided.
- f. The proposed arrangement and area, width and length of street frontage and setback requirements of each lot for the purpose of demonstrating to the Planning Board that the layout of the streets and lots is in accordance with the requirements of the Zoning Law for the district or districts in which the subdivision is located.
- g. All parcels of land proposed to be dedicated to the public use.
- h. Date, north arrow and scale.
- i. The title under which the proposed subdivision is to be recorded with the names of the owner and the engineer or land surveyor who prepared the Preliminary Plat; license number of the engineer or land surveyor shall be shown on the drawing.

2. Layout Plans

Layout Plans shall be prepared by a professional licensed engineer or professional licensed land surveyor. Such construction drawings shall show the following:

- a. The exact layout and dimensions of proposed streets including stationing and tie-ins to the center lines of existing streets with monuments and other points as required.
- b. The location and widths of all streets, pavements, curbs, sidewalks, easements, parks and other open spaces.
- c. The proposed names of all streets and radii of all curves in the street line.
- d. The location of all proposed utilities including the proposed water supply, sanitary sewers, storm water system and any other proposed underground utilities.
- e. Proposed lot lines.
- f. Date, north arrow and scale.
- g. Title under which the proposed subdivision is to be recorded with the names of the owner and engineer or land surveyor who prepared the layout plans; license number of the engineer or land surveyor shall be shown on the drawing.

3. Construction Details

Construction details shall be prepared by a license professional engineer. Such details shall include:

- a. The proposed sanitary sewer system including pipe sizes, bedding, and profiles.
- b. The proposed storm water system including pipe sizes, bedding, catch basin and manhole details, profiles and method of disposal of collected storm water.
- c. The proposed water supply system.
- d. Any other proposed underground utilities.
- e. Typical cross-section of the roadway including the right-of-way width, pavement width and depth of pavement materials and sub-base, location of utilities, character and dimensions of curbs and sidewalks, and side slope grading.
- f. Profiles, showing original ground surface at center line and both right-of-way lanes of all streets, stationing and elevations of all Point of Curvatures, Point of Intersections, Point of Tangency's and of proposed sewers, drains, culverts, manholes and other features. Invert elevations and slopes of sewers and drains, and both surface and invert elevations of manholes shall be indicated. Profiles shall be drawn to the scale of five (5) feet to the inch vertical and fifty (50) feet to the inch horizontal. The stationing shall show accurate center line distances. The elevations of the original ground surface shall be to the nearest tenth of a foot and of fixed points to the nearest hundredths of a foot.
- g. Location and elevation of all proposed monument locations.
- h. Date and scale.
- i. The title under which the proposed subdivision is to be recorded with the names of the owner and engineer who prepared the construction details; license number and seal of the engineer shall be affixed to the drawing.

4. Landscaping Plan

A Landscaping Plan shall be prepared for subdivisions greater than twenty (20) lots. Such Landscape Plan shall include:

- a. The location and species of street trees, if retained within the right-of-way or proposed to be planted by the subdivider.
- b. Details of methods of tree protection and tree planting.

- c. Plans and details of any site improvements related to park or recreation planning including layout, grading, planting and details of any improvements.
- d. Plans and details of any public amenities provided in the subdivision.

5. Clearing Plan

A Clearing Plan shall be prepared at a scale of 1" - 50'. Such plan shall show the following detail:

- a. Existing vegetation prior to any clearing of the site for site investigation purposes.
- b. Areas of vegetation removed from the site for investigation purposes.
- c. Location of roadways, underground or overhead utilities not in roadways, limits of grading, proposed location of any buildings, septic systems, wells and driveways and any other improvements which might require clearing.
- d. Areas where slopes are greater than 25%.
- e. Limits of proposed clearing of trees.
- f. Measures to be taken to protect remaining trees, including details.

6. Grading and Erosion Control Plans

A Grading Plan and Erosion Control Plan shall be prepared at a scale of 1" - 50'. Such plan shall show the following:

- a. A grading and drainage plan.
- b. Any phasing of tree removal and/or construction.
- c. Proposed erosion control measures including scheduling and phasing during the site preparation, site construction and post construction.
- d. Details of all erosion control measures.

7. Drainage Report

A Drainage Report shall be prepared by a licensed professional engineer or a licensed landscape architect. Such drainage report shall be prepared in accordance with the design standards established under Section VIII, Design Standards, of Chapter 124, Subdivision Regulations.

8. Environmental Report

An Environmental Report in accordance with the State Environmental Quality Review Act describing the potential environmental impact of the proposed subdivision as required by the Town Planning Board.

9. Statement of Intent

A Statement of Intent shall be submitted by the applicant. Such statement shall include:

- a. Proof of ownership of the land to be subdivided in form approved by Town Attorney.
- b. The nature and extent of proposed street improvements.
- c. The nature and extent of any recreational features, parks, playgrounds, water supply, sewerage and drainage rights-of-way, and easements, stormwater facilities, and other land which is proposed to be dedicated to public use and the conditions under which dedication of these features may 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.

10. Proof of Service

Proof of Service shall be submitted by the applicant. The applicant shall show proof that he has attempted to notify by **CERTIFIED MAIL** all property owners of land contiguous to the proposed subdivision or within five hundred (500) feet in each direction from the boundary lines. Such notification shall indicate the subdivider's intent to subdivide and the date and time of the public hearing to be held by the Planning Board.

NOTICE OF PUBLIC HEARING

PRELIMINARY PLAT REVIEW

ARTICLE IV, SUBDIVISION REGULATIONS

Please read the following:

4. Notice
 - a. The subdivider shall prominently display on the subject property for ten (10) days preceding the date of the public hearing, at least a sign, two (2) feet by three (3) feet in size and carrying a legend prescribed by the Town Planning Board, announcing the public hearing. The sign shall be in full public view from the street pavement and legible from "the street". If the property is bounded by more than one street, a sign shall be placed on each street that bounds the property.
 - B. The subdivider shall provide proof of service of notification by Certified Mail on those land owners required to receive notice pursuant to this article (see Chapter 124, Subdivision Regulations, Article IV, Preliminary Plat Review, Section 124-9 (I).
5. Study of Preliminary Plat
 - a. The Planning Board shall study the Preliminary Plat, taking into consideration the provisions of these Regulations. Particular attention shall be given to the arrangement, location, and design of the streets, and their relation to topography, water supply, sewerage, stormwater, lot sizes and arrangement, the placement of utilities, the future development of adjoining lands as yet unsubdivided, and the requirements of the Comprehensive Land Use Plan and Zoning Law , and the requirements of the State Environmental Quality Review Act.

Prior to approval of the Preliminary Plat, the Planning Board shall submit copies of the proposed subdivision to the appropriate Town Departments for their review and comment.
6. Action on Preliminary Plat
 - a. The subdivider, or his duly authorized agent, shall attend the meeting of the Planning Board to discuss the Preliminary Plat. Within forty-five (45) days after the completion of the hearing, the Planning Board shall approve

with or without modification, or disapprove, such Preliminary Plat. This time period may be extended by written agreement of the subdivider and the Planning Board. The grounds of a modification, if any, or the grounds for disapproval shall be stated upon the records of the Planning Board. When approving a Preliminary Plat the Planning Board shall state in writing such modifications, if any, as it deems necessary for submission of the Plat in final form. Within five (5) days of the approval of such Preliminary Plat, it shall be certified as having been granted Preliminary Approval and a copy filed in the Town Clerk's Office, a finding sheet mailed to the owner. Failure of the Planning Board to act within forty-five (45) days or otherwise agreed upon period shall constitute approval of the Preliminary Plat.

TOWN OF MOREAU

AUTHORIZATION

“TO ACT AS AGENT FOR”

I, Terry Stewart owner of premises

located at 703-721 Old Saratoga Rd

Tax Map Number 76.-3-83.111 hereby designate

Garry Robinson as my agent regarding

an application for: Subdivision of Subject Property

(Subdivision)

(Site Plan Review)

of the above premises.

See Attached Deed

Deed Reference Book _____ Page _____ Date _____

Does the above parcel represent the owner’s entire contiguous holdings? Please attach an explanation.

Yes

Signed: _____

Date: 10/5/20

Form must be Notarized

TOWN OF MOREAU

“ The parties hereto consent that the proceedings which result from the within application may be recorded and transcribed by the Planning Board Secretary and that such minutes as may be transcribed shall constitute the official record of all proceedings regarding this application, unless the same may vary from the handwritten minutes minutes taken by the Planning Board Secretary, in which event the handwritten minutes as to such inconsistencies shall be deemed the official record”

Date: 10/5/20

Applicant's Signature: _____

Form must be Notarized

SUBDIVIDERS

NOTICE

AS PRESCRIBED IN THE TOWN OF MOREAU

SUBDIVISION REGULATIONS

**APPLICATION FOR A SUBDIVISION IS PENDING FOR THIS
PROPERTY WITH THE PLANNING BOARD**

**A PUBLIC HEARING WILL BE HELD AT THE TOWN OFFICE
BUILDING ON**

_____ AT _____

PROPERTY: _____

Orig.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project: 5 Lot Subdivision by Stewart & Bovee Developer & Investor, LLC				
Project Location (describe, and attach a location map): West of Northway Interchange 17 with frontage on Old Saratoga Road and Spier Falls Road				
Brief Description of Proposed Action: Subdivide a 70.8 Acre Parcel into 3 Lots that all comply with local zoning and regulations.				
Name of Applicant or Sponsor: Stewart & Bovee Developer & Investor, LLC		Telephone: 518-587-6350 E-Mail: tstewart7@nycap.rr.com		
Address: 44 Phillips Road				
City/PO: Stillwater		State: NY	Zip Code: 12170	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYSDEC Stormwater SPDES Permit			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		70.8 acres		
b. Total acreage to be physically disturbed?		Est. at 10 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Northway Interchange <input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Onsite Water Wells _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Onsite Septic Systems _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ Small streams and wetlands receive stormwater runoff currently and also proposed. _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Terry Stewart

Date: 10/5/20

Signature: *Terry R. Stewart*

Title: Managing Partner

LOCATION PLAN

