

GARRY ROBINSON, P.E.

CONSULTING ENGINEER

114 MONUMENT DRIVE • SCHUYLERVILLE • NY • 12871

PHONE & FAX: 518-695-3655 • EMAIL: grobinsonpe@gmail.com

October 5, 2020

Peter Jensen, Chairman
Town of Moreau
351 Reynolds Road
Moreau, NY 12828-9261

Dear Pete,

Re: 3 Lot Subdivision (Formally 5 Lot Subdivision)
Stewart & Bovee Developers & Investors, LLC
Spier Falls Road & Old Saratoga Road, Town of Moreau, Saratoga County

Attached for your review are the following documents:

- 11 Copies of Subdivision Plan Set (Sheets 1-4, Includes Survey)
- 11 Copies of the Preliminary Application including the Short Form SEQR
- 11 Copies of this Cover Letter and the property deed.

This project is the same one that was in front of the Planning Board in June of 2020. At that time, we were considering a 5 lot subdivision for this parcel with the intent to modify the R2-C1 zoning boundary in order to better utilize the property. Since that time, we have decided to move forward with a 3 lot subdivision which complies with the current zoning. Not to say that in the future we may not petition the Town Board to relocate the zoning boundaries for further subdivision.

Based on the zoom meeting that was held in June there were a few comments from the Planning Board that are no longer relevant only having a 3 lot subdivision. The two comments that still apply were: the location of the driveway for Lot C and the wrong labelling of the residential zone boundary being R-1. The driveway for Lot C has been moved as far as possible away from NYS Route 9. The zone line has been correctly labelled as R-2.

At this time, we would request a waiver of the public hearing for this project. The 2 residential lots are far larger than is allowed by zoning. The large commercial lot has few neighbors, there is no project proposed at this point in time and any proposal would come back to the planning board for site plan at which time a public hearing would be held as part of that application.

If you have any questions or require any further information please feel free to give me an email or call.

Sincerely,

Garry Robinson, P.E.
Consulting Engineer

Cc: Terry Stewart, Stewart and Bovee, Owner