

Town of Moreau
SITE PLAN REVIEW APPLICATION

Property Location

Address 1386-1388 Rte 9 Rear Zoning District C1

Project Name A-Verdi Sales and Rentals Tax Map ID # 77.4-3

Applicant Information

Name (Print) Joseph A Verdi Phone 315-365-2851

Street Address 14150 Rte 31 Email joe@averdi.com

City Savannah State NY Zip Code 13146

Signature [Signature] Date 01/10/2025

Owner Information

Name (Print) Gray Rock Properties Phone 315-776-9202

Street Address 527 NY-31 Email _____

City Port Byron State NY Zip Code 13140

Signature [Signature] Date 01/10/2025

Agent for the Owner/Applicant (NOTE: If applicable, an authorization form needed)

Name (Print) Joseph A Verdi Phone 315-365-2851

Street Address 14150 Rte 31 Email joe@averdi.com

City Savannah State NY Zip Code 13146

Signature [Signature] Date 01/10/2025

Total Site Area

23.09 Acres or _____ Square feet

Project description: Include a description of primary and secondary uses (residential commercial industrial, institutional or open space); the area associated with each use; and building size (NOTE: Attach an additional narrative if necessary)

Continue use of multi-family rental and exterior storage of shipping containers and mobile field offices.

Parking

of vehicle spaces _____ # of truck spaces _____ # of trailer spaces _____

Project schedule (NOTE: Describe the length of time needed to complete the project and if relevant, the phases and number of phases needed to complete the project)

The project will be consistent with the current use of the property.

Estimated value of the project upon completion \$ 10,000

Describe the current land use of the project site (e.g. residential, commercial, vacant, etc.)

Residential multi-family house, commercial various storage buildings and truck and trailer parking.

Describe the current condition of the project site (e.g. buildings and structures present)

Buildings, present, structures present, horse track present.

Describe the current character of adjoining and surrounding properties

Transportation and waste company next door, mobile home dealer in front, car dealer to the south.

State and/or federal permits required

None

Site Plan Application Requirements: The following items, existing and proposed, shall be notated on stamped and signed survey map.

Item	Description	Located on Sheet #
1. GENERAL		
A.	Title, Name, Address of applicant and person responsible for preparation of drawing	6
B.	Deed	6
C.	North arrow, Tax Map ID, date prepared and scale (Minimum 1 in. = 50 ft.)	6
D.	Boundaries Of the property plotted to scale, zoning boundary	6
E.	Principal structures, accessory structures with exterior dimensions	6
F.	Site improvements including outdoor storage areas, driveways, parking areas, etc. (NOTE: must include both existing and proposed)	6
G.	Setbacks for all structures and improvements	6
H.	Elevations and floor plans of all proposed and affected structures	6
2. WATER & SEWER		
A.	Percolation test location and results	N/A
B.	Project sewage disposal facilities, design details, & construction details	N/A
C.	Separation distances for proposed sewage disposal system to well(s) and bodies of water	N/A
D.	Water supply & septic on adjoining lots with separation distances to existing or proposed on-site water supply and septic	N/A
E.	Existing public or private water supply. Method of securing public or private water, location, design and construction of water supply including daily water usage	6
3. PARKING / PERMEABLE AREAS		
A.	Number of spaces required for project including calculation and justification: (NOTE: Existing and proposed parking is required)	6
B.	Number of existing parking spaces, number to be removed, number to be maintained and type of surfacing material	6
C.	Provisions for pedestrian and handicap access and parking: existing and proposed	6
D.	Design details of ingress, egress, loading areas and cutting: existing and proposed	6
E.	Traffic patterns of pedestrian and vehicular traffic: existing and proposed. (NOTE: If trucks are entering or leaving the site – adequate space for turn radius will need to be verified)	6
F.	Outdoor lighting, location and design: existing and proposed	6
G.	Percentage of permeability, percentage of lot coverage	6
4. MISCELLANEOUS		
A.	Signage: Location, size, type, design and setbacks: existing and proposed	N/A
B.	Location, design and construction details of all existing and proposed site improvements including: drains, culverts, retaining walls, fences, and hydrants	6
C.	Location and description of vegetation and tree coverage, snow removal areas, and trash receptacles	6