

Town of Moreau
SITE PLAN REVIEW APPLICATION

Property Location

Address 195 Mott Rd. Gansevort, NY 12831 Zoning District R5

Project Name Fox Head Trail Campground Tax Map ID # 91. - 1 - 29.1

Applicant Information

Name (Print) Michael Music Phone _____

Street Address 195 Mott Rd. Email _____

City Gansevort State NY Zip Code 12831

Signature *Michael Music* Date 2/6/25

Owner Information

Name (Print) Michael Music Phone _____

Street Address 195 Mott Rd. Email Foxheadtrail@gmail.com

City Gansevort State NY Zip Code 12831

Signature *Michael Music* Date 2/6/25

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

Name (Print) _____ Phone _____

Street Address _____ Email _____

City _____ State _____ Zip Code _____

Signature _____ Date _____

Total Site Area

20 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)

Please Refer to Proposal

Parking

of vehicle spaces 40+ # of truck spaces 3+ # of trailer spaces 3+

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)

This is a 2 Phase Project. Construction to begin in the Summer of 2025.

Phase I is anticipated as a 4-5 year rollout. Phase II would be an anticipated 2 year completion.

Estimated value of the project upon completion \$ 500 - 750 k

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

The current lot is vacant land with existing driveway. Phase I+II driveway loop currently exists, but needs resurfacing to complete.

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

There is currently a 20' wide stone driveway w/ drainage culverts approximately 800' from the road. There is a new National Grid power pole. A Well is installed.

Describe the current character of adjoining and surrounding properties

Adjoining property to the East is one residence with approx. 850' driveway.
Adjoining property to the West is one residence with wooded vacant land separating.

State and/or federal permits required

None - Attached is NYS DEC Letter of Non-jurisdiction.

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	2 of 4
B.	Deed	
C.	North arrow, Tax Map ID, date prepared and scale (Minimum 1 in. = 50 ft.)	2 of 4
D.	Boundaries Of the property plotted to scale, zoning boundary	2 of 4
E.	Principal structures, accessory structures with exterior dimensions	2 of 4
F.	Site improvements including outdoor storage areas, driveways, parking areas, etc. (NOTE: must include both existing and proposed)	2 of 4
G.	Setbacks for all structures and improvements	2 of 4
H.	Elevations and floor plans of all proposed and affected structures	2 of 4
2. WATER & SEWER		
A.	Percolation test location and results	3 of 4
B.	Project sewage disposal facilities, design details, & construction details	3+4 of 4
C.	Separation distances for proposed sewage disposal system to well(s) and bodies of water	2 of 4
D.	Water supply & septic on adjoining lots with separation distances to existing or proposed on-site water supply and septic	2 of 4
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	4 of 4
3. PARKING / PERMEABLE AREAS		
A.	Number of spaces required for project including calculation and justification: (NOTE: Existing and proposed parking is required)	2 of 4
B.	Number of existing parking spaces, number to be removed, number to be maintained and type of surfacing material	2 of 4
C.	Provisions for pedestrian and handicap access and parking: existing and proposed	2 of 4
D.	Design details of ingress, egress, loading areas and cutting: existing and proposed	2 of 4
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)	2 of 4
F.	Outdoor lighting, location and design: existing and proposed	2 of 4
G.	Percentage of permeability, percentage of lot coverage	2 of 4
4. MISCELLANEOUS		
A.	Signage: Location, size, type, design and setbacks: existing and proposed	2 of 4 + proposed
B.	Location, design and construction details of all existing and proposed site improvements including: drains, culverts, retaining walls, fences, and hydrants	2 of 4
C.	Location and description of vegetation and tree coverage, snow removal areas, and trash receptacles	2 of 4