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TOWN OF MOREAU
BUILDING DEPARTMENT

Town of Moreau
SITE PLAN REVIEW APPLICATION

FILE COPY

Property Location

Address 1613-1617 NYS Route 9 Zoning District C-1 & R-2

Project Name Hudson Heights Community Tax Map ID # 63. - 1 - 2

Applicant Information

Name (Print) Claude Loiselle - Hudson Heights Community LLC Phone _____

Street Address 1613-1617 NYS Route 9 Email _____

City Fort Edward State NY Zip Code 12828

Signature *Claude Loiselle* Date 1 Mar 2025

Owner Information

Name (Print) Claude Loiselle - Hudson Heights Community LLC Phone _____

Street Address 1613-1617 NYS Route 9 Email _____

City Fort Edward State NY Zip Code 12828

Signature *Claude Loiselle* Date 1 Mar 2025

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

Name (Print) Ethan P. Hall - Rucinski Hall Architecture Phone 518-741-0268

Street Address 134 Dix Ave Email ephall@rha-pc.com

City Glens Falls State NY Zip Code 12801

Signature *Ethan P. Hall* Date 1 Mar 2025

Total Site Area

39.72 Acres 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)

Project is to expand the existing mobile home park to add 8 (eight) additional park units in accordance with the requirements of the Town of Moreau Regulations for Mobile Home Parks.

Parking

of vehicle spaces 16 # of truck spaces NA # of trailer spaces NA

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)

All 8 (eight) proposed lots would be established at the same time and would be developed as they are leased to prospective tenants. The lots would be owner occupied residents.

Estimated value of the project upon completion \$ +/- \$1 M

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

Property is an existing 17 unit mobile home park.

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

The current property is well maintained and has been receiving upgrades as the units that are less desirable become vacant and are replaced with newer units.

Describe the current character of adjoining and surrounding properties

A majority of the current site is vacant land. The front of the property is adjoined by commercial and residential uses. The back of the property is adjoined by residential uses.

State and/or federal permits required

NYS DOH approval would be needed for on-site sewage disposal. The intent of the owner is to connect the park to the municipal sewer system. The park is currently served by municipal water

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