



**ENVIRONMENTAL DESIGN
PARTNERSHIP, LLP.**

Shaping the physical environment

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April 1, 2024

Mr. John Arnold
Planning Board Chairman
Town of Moreau
352 Reynolds Road
Moreau, NY 12828

Regarding: Jacobie Park Side Farms (Cerrone Builders)
 PUDD Recommendations-Additional Information
 Gansevoort Road and Moreau Rec Road

Dear Chairman Arnold:

Enclosed please find the following documents and supplemental information provided in support of the Pending PUDD application. The Planning board Has set a public hearing for this project on April 15, 2024.

1. Ten (10) copies of the Overall Community Site Plan (full size)
Revisions include;
 - Adjacent landowner and property uses were added.
 - Trail connections to Arrowhead meadows subdivision added
 - Openspace area in acres. has been defined
2. Ten (10) copies of the Traffic impact study prepared by CME and dated February 5, 2024 and updated February 19, 2024 (2 full copies - 8 partial copies)

Sewer and Water discussion:

The applicant continues open dialogue with the town's sewer and water department. Below is a brief overview of the applicants understanding of the process to obtain approval to connect to the respective utility.

Sewer: The project area is not located within the towns sewer district and will be required to obtain a district extension or outside user agreement to allow for that connection. The town code requires that all project within a ½ mile of a sanitary sewer collection system to connect. The town has verbally committed to working with the applicant to make this connection possible. The sanitary sewer system to be connected to is currently under construction and not operational. Before a "Commitment to Serve" letter can be delivered from the town; the system must be operational, the town must determine if the project will need to be added to the district or the project will be serviced as an outside user, fees for either options must be set by the town. The town board is the legislative body responsible for approving these actions. The applicants understand that this project in its current form cannot move forward without a connection to the town system. The town has verbally commented the system has the capacity to service this project. Any recommendations or decisions made by the planning board shall be conditioned upon connection to Municipal sewer. The applicant understands and accepts that condition.

Water: The project is partial within the Town's water service territory and a service territory expansion will be needed before the town can issue a connection to serve letter. The town has verbally commented the system has the capacity to service this project. Any recommendations or decisions made by the planning board shall be conditioned upon connection to Municipal sewer. The applicant understands and accepts that condition.

At the March 18, 2024 the Applicant and Planning board spent a fair amount of time discussion the objectives of Section 149-27, B. "The objectives of a Planned Unit Development Districts (PUDD)" the planning board identified that one objective (#3) was not applicable to this application, six objectives (#1,2,4,5,6 and 7) were met by the proposal and one objective (#8) was partial met as the board was somewhat split on this item. Below is a list of the 8 objectives of the PUDD and a summary from the applicants notes on these topics discussed at the march 18th meeting.

1. *A maximum choice in the types of environments, occupancy tenure (e.g., individual ownership, condominium, leasing) of housing or sizes and community facilities available to existing and potential town residents at all economic levels.*

***Objective met by application:**

The proposed community offers 3 types of housing units and two ownership styles; Cottage Homes- Single-family, Townhome or Duplex Single-family attached dwellings and two styles of multifamily units. It should be noted that an unrelated adjacent property is proposing standard single-family homes. As an ancillary benefit of that development 4 different style housing products would be offered to existing and future town residence.

A significant benefit of this community is the diversification of housing styles which provide an ancillary benefit by providing housing to a variety of income levels. The housing styles were specifically chosen and placed on the site accordingly to accommodate an age targeted community. The multi-family apartment buildings will consist of 1- and 2-bedroom units which are conducive to young professional, empty nesters and senior citizens. The townhouses will provide 2- and 3-bedroom options and provide units for ownership and units for rent. The townhouses are target for young developing families and active seniors who have grand-children locally. The Cottage homes can accommodate from 2- to 4-bedrooms. Providing opportunities for young families, families with school age children, as well as empty nesters and seniors looking for a low maintenance housing option.

2. *More usable open space and recreation areas.*

***Objective met by application:**

The proposal will result in significant openspace available to the community residence. Xx acres of 30% of the property will be preserved as openspace. The openspace areas, which generally surround the property and units, will be set up for passive and active recreational uses. Community walking trails, Community-garden areas and a Hobby shed to name a few. The community walking path will be speckled with lighting, trees, benches, passive and passive gathering areas. Many homes will have front porches with direct access to the community paths and openspace promoting a social community with much interaction amongst the community members. In addition to these passive uses the project is unique being adjacent to the Harry Betar Park. The project will significantly upgrade and enhance the Entrance to the town's premiere park. The new reconstructed road with provide sidewalks, street trees and lighting reminiscent of the post WWII era housing communities. The new road will provide traffic calming opportunities slowing traffic entering and exiting the park.

3. *More convenience in location of industrial, commercial and service areas.*

***Objective considered not applicable for residential nature of this PUDD.**

The project as a whole is residential in nature and not devised to address industrial and commercial development. The applicants have offered to reserve a portion of the first floor of each apartment building will be set aside for park side compatible uses, such a restaurant, ice cream shop, gym, vendor event spaces. The planning board has mixed opinions on these light commercial spaces. The applicants are open to discussion as to the disposition of these spaces.

4. *The preservation of trees, outstanding natural topographic and geologic features and the prevention of soil erosion.*

***Objective met by application:**

The existing property is vacant farm pastures, and farm fields, there are little to no existing significant vegetation, topography or geological features. The uniqueness of this property is its adjacency to the primary access road to the Town's largest developed park space. The entrance road will be realigned and lined with street trees, lighting and sidewalks to create an aesthetically appealing park entrance. The development of this community will plant and establish many more trees than currently exist on the property.

5. *A creative use of land and related physical development which allows an orderly transition of land.*

***Objective met by application:**

The use of multiple residential types creates a transition from the single-family homes located on Gansevoort Road and future developments to the north. The community progresses from West to East with single family homes- town homes and then apartments adjacent to the park. Park front residence will appeal to the senior community as well as young professionals. Placement of the specific units' types were intention to allow adjacent compatible uses to the greatest extent possible. This age targeted community provides the highest density units adjacent to the town park. The seniors this community utilize the amenities of this park and the building positioning will provide views from their units to the active environment of the of the park.

6. *An efficient use of land resulting in smaller networks of utilities and services, and thereby lower housing costs.*

***Objective met by application:**

The community has been planned with narrow lots widths to reduce the length or roads and subsequent necessary utilities. The reduction in the road length will in turn result in reduction of the necessary infrastructure in turn lowering construction cost. By providing three types of housing products at a range of prices and ownership mechanism the developers intent to provide the necessary housing for most economic income ranges.

7. *A development pattern in harmony with the objectives of the Master Plan.*

***Objective met by application:**

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Several objectives of the Towns Comprehensive and Master plans are met by this development. A few notable objectives include; Preservations of openspace, enhancement to exiting road networks, support economic growth of the Route 9 corridors and protection of agricultural resources.

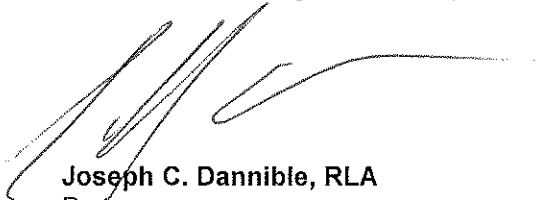
8. *A more desirable environment than would be possible through the strict application of other sections of this chapter.*

***Objective partially met by application; The planning board has varying opinions on this:**

The community design amenities and general enhancements has the potential to be one of the most unique and desirable communities in Saratoga County. The existing setting provides an opportunity for public and private venture that could result in significant enhancements to the town's largest developed park and meet the demands for housing for various residents. Some members of the board felt that a single-family development consistent with the underlying zoning district would be more desirable environment. While all the objective of a PUDD have some level of subjectivity this objective appears to be the most subjective. Individual preferences housing style vary greatly amongst the board members.

On behalf of Cerrone Builders, we respectfully request to be placed on the agenda of the April 15 2024 planning board meeting, for the Scheduled Public Hearing and continuation of the PUDD recommendations and SEQRA Review. If additional information is required or if you have any questions, please contact our office at your earliest convenience. We await your response regarding the agenda schedule. Thank you.

Regards,
Environmental Design Partnership, LLP



Joseph C. Dannibile, RLA
Partner

cc: Cerrone Builders-Gianni Simone, Couch White-John Ahern