



**ENVIRONMENTAL DESIGN
PARTNERSHIP, LLP.**

Shaping the physical environment

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October 7, 2024

Mr. John Arnold

Planning Board Chairman
C/O Joshua Westfall
Town of Moreau
352 Reynolds Road
Moreau, NY 12828

Regarding: Jacobie Park Side Farms (Cerrone Builders)
 Planned Development District revised PUD Plan and SEQRA
 Gansevoort Road and Moreau Rec Road

Dear Chairman Arnold:

Enclosed please find the following documents identified below.

1. Ten (10) copies of the "revised" Overall Community Master Plan (full size)
2. Ten (10) copies of the Architectural Elevations prepared by Barton Partners
3. Ten (10) copies of the community Bulk standards.

The documents identified above have been prepared in response to comments issued by the Town Board, the Planning Board and Planning staff. The Planning Board issued a conditional favorable report at the April 15, 2024 Meeting. Since that time the applicant has attended meetings with the Town Board to review the plans, recommendations of the PB. The applicants received a favorable response from the Town Board. Additionally, the applicants have retained an architect who has developed unit elevations and foot prints for the anticipated products to be included within the PUD. As a result of the Conditional Planning Board Favorable Report, Town Board comments and the architectural drawings the site plan has been modified. The modified site plan, community bulk standards and architectural elevation are being provided to continue Planning Board review of the application.

Prior to the scheduling of a Public Hearing with the Town Board and taking action on the PUD Zoning amendment a SEQRA determination of significance must be made. The Planning Board declared themselves lead agency and commenced with coordinated review in the fall of 2023. The applicant requested that the pending application and additional provided documents be placed on the agenda of the October 21, 2024 PB meeting for review of the amended documents, and a SEQRA Determination of Significance. If the Planning Board is unable to conclude SEQRA and make a Determination of Significance, the applicant requests that a written detailed list of all outstanding items, needed to conclude SEQRA, be provided to the Applicant and their consultants.

Highlights of the revised plans;

1. Introduction of two new building types Carriage Homes and Apartment Flats. A total of five-unit types are now provided.
2. Reduction in project density from 191 units to 181 units.
3. Creation of two large openspace areas for PUD residents.
4. Reduction in overall impervious area.
5. Uniform streetscape
6. Removed on curb cut from both the north and south sides of the road.

On behalf of Cerrone Builders, we respectfully request to be placed on the agenda of the October 21, 2024 planning board meeting, for continuation of the PDD recommendations and SEQRA Review. If additional

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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. Dannible, RLA
Partner

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