

TOWN OF MOREAU  
NEW YORK

351 REYNOLDS ROAD • MOREAU, NY

APPLICATION FOR SKETCH PLAN REVIEW

FOR INTERNAL USE ONLY	
APPLICANT: _____	APPLICATION #: _____
_____	ZONING DISTRICT: _____
_____	DATE SUBMITTED: _____
	DATE ACCEPTED: _____
	HEARING DATE: _____
<input type="checkbox"/> SEQR Type 1 <input type="checkbox"/> SEQR Type 2 <input type="checkbox"/> Unlisted	

**APPLICANT INFORMATION:**

1. Applicant(s): Harjit M. Earnest

Street Address: 168 Blanchard Road

City, State, Zip: Gansevoort, NY 12831

Telephone #: 518-441-7628 Fax #: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

2. Agent: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

3. Owner: Harjit M. Earnest

Street Address: 168 Blanchard Road

City, State, Zip: Gansevoort, NY 12831

Telephone #: 518-441-7628 Fax #: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

**RELATIONSHIP TO THE PROPERTY:**

OWNER:  Yes  No<sup>s</sup>      LESSEE:  Yes  No      AGENT:  Yes  No

If an agent, please attach an Agent Authorization Form.

Subdivision of Land  
Sketch Plan Review Application

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**GENERAL INFORMATION:**

NAME OR TITLE OF SUBDIVISION: Earnest Family Subdivision

PROPERTY LOCATION: 168 Blanchard Road

TAX MAP # (ALL PARCELS): 89.-2-37.22

ZONING DISTRICT: R-2 CURRENT LAND USE: Single family home & Lot

SIZE OF SUBDIVISION (ACRES): 5 acres

SMALLEST LOT (SF): 5 acres LARGEST LOT (SF): 14 acres AVERAGE LOT (SF): 217800

MINIMUM LOT WIDTH (FT): 40 feet AVERAGE LOT WIDTH (FT): 344.9

TOTAL LENGTH OF NEW ROADS (FT): 0

ANTICIPATED CONSTRUCTION START DATE: April 2025

ANTICIPATED CONSTRUCTION END DATE: October 2025

**OTHER APPROVALS REQUIRED:**

State Environmental Quality Review Act (SEQRA)

*Please complete, sign and attach the appropriate Environmental Assessment Form.*

Federal

NYS Department of Health

NYS Department of Environmental Conservation

NYS Department of Transportation

Saratoga County Department of Public Works

Moreau Highway Department

Moreau Water Department

Moreau Sewer Department

Type 1  Type 2

Yes  No

Yes  No

Yes  No

Yes  No

Yes  No

Yes  No

Yes  No

Yes  No

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**DESCRIPTION:**

1. Please provide an accurate description of the site, including boundaries, natural and other characteristics such as vegetative cover, soils, watercourses, wetlands, topography, existing structures, utilities, and access.

It is a wooded residential flat land. There is an existing house, underground utilities to site, access via private driveway.

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2. Please describe the character of the surrounding lands (i.e. suburban, industrial, wetlands, woods, etc.).

Woods, residential, and flat

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3. Please describe the development plan, including types of uses and their proposed locations and sizes.  
I plan to improve Lot 2 with a single family house with a square footage of 4500. Please refer to plot plan for building location on lot 2.

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4. Please briefly describe the ownership intentions (i.e. purchase options) of the Applicant.

I intent to keep Lot 1 as our home and our son will be building his house on Lot 2.

5. Please provide an estimated project construction schedule, including phasing, if applicable.

The anticipated construction is to start April 2025.

6. In the space provided below, draw an overview (site location) of where your property is located in the Town of Moreau. Please show a north arrow, street corners (name them), and identify your property.

Please see plot plan for property locations.

**NOTE:** This particular map does not have to be drawn to scale.

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**QUESTIONNAIRE:**

1. Will the development be clustered?

Yes  No

If **yes**, please describe below.

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2. Will the development require modifications to the zoning district or text?

Yes  No

If **yes**, please describe the proposed modifications.

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3. Are there any easements or other restrictions on the property, offers of cession and covenants governing the maintenance, or unceded open space?

Yes  No

If **yes**, please describe below.

The utility easement as shown on map governs.

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4. Are there existing provisions for water and sewer?

Yes  No

If **yes**, please describe below. If **no**, please describe how these will be accommodated.

It is proposed private well and septic

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5. Will the development impact services such as traffic, sewer, water, drainage, etc.?  Yes  No

If **yes**, please describe the anticipated impacts.

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6. Will the development impact adjoining properties (noise, visual, drainage, etc.)?  Yes  No

If **yes**, please describe the anticipated impacts.

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7. Are there any previous Town, Planning or Zoning Board determinations regarding this property?  Yes  No

If **yes**, please provide the **application number**, the **applicant's name**, and the **date of determination**.

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**CHECKLIST OF SKETCH PLAN REVIEW APPLICATION COMPLETENESS:**

As per § 124-6, the sketch plan shall include the following elements:

1. Survey at a scale of 50 feet to the inch, clearly showing:
- Boundary of the subdivision.
  - Topographic features, including existing grade contours at 10-foot intervals, U.S.G.S datum.
  - Existing watercourses, including lakes, ponds, wetlands, streams or intermittent streams.
  - Areas of existing vegetation, including woodlots and hedgerows.
  - Areas within the designated 100-year floodplain as determined by the U.S. HUD Flood Insurance Program.
  - Existing man-made features, including location and size of power lines, pipelines, buildings and structures, storm drains, culverts, wells, septic tanks, and fields of adjoining properties.
  - Existing rights-of-way and/or easements across or adjacent to the proposed subdivision.
2. Sketch plan, clearly showing:
- Name and street addresses of all applicants, if an individual or partnership, and the names and street addresses of principal officers of a corporation.
  - Location map showing the property included in the proposed subdivision, all contiguous properties of the proposed subdivision, and all properties within 500 feet which front any contiguous street or highway. All properties shall be identified by lot, parcel number and names of owners.
  - Location and width of proposed street right-of-way and pavements.
  - Proposed arrangement and approximate area, width, length and setback requirements of each lot and street pattern.
  - Sketch grading and drainage plan indicating the general slope of the land and method of draining stormwater, including proposed culverts, storm drainage structures and retention ponds.
  - Parcels of land proposed to be dedicated to public use, such as parks, recreation areas, conservation easements or scenic easements.
3. Additional information requested by the Planning Board.

As per §124-6 of the Town Code, the sketch plan must be prepared by a **licensed professional engineer, a licensed professional land surveyor with properly executive New York State Education Department Exemption N, or a licensed landscape architect.**

Other documentation to submit with the Sketch Plan Review Application includes:

- 1. Completed and signed appropriate Environmental Assessment Form.
- 2. Completed and signed "Authorization to Act as Agent For" form (if applicable).
- 3. Two (2) copies of the deed for each parcel included on the subdivision.

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Please return the original application, with all pages intact, along with ten (10) paper copies and an electronic copy, including required information and documentation. The electronic copy may be submitted on a flash drive or emailed to [biclerk@townofmoreau.org](mailto:biclerk@townofmoreau.org).

NOTE: The application will not be scheduled on the Planning Board agenda until all paper and electronic copies have been received by the Town Building Department.

Also note that the information to be provided is not limited to the space on this form. If additional space is needed, please use separate sheets and indicate the enclosure number or page number for the attached sheets in the related space provided on this application.

Signature

Harjit M. Earnest

*Harjit M. Earnest*

Applicant (print and sign)

08/28/2024

Date

Agent (print and sign)

Date