



**ENVIRONMENTAL DESIGN
PARTNERSHIP, LLP.**

Shaping the physical environment

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September 3, 2024

Mr. John Arnold

Planning Board Chairman
Town of Moreau
352 Reynolds Road
Moreau, NY 12828

Regarding: The residence at 1345 Route 9 Mixed-use PUDD
Schermerhorn Real Estate Holdings
Planning Board Recommendations

Dear Chairman Arnold:

Enclosed please find the following documents and supplemental information provided in support of the Pending PUDD application.

1. Ten (10) copies of the Overall Community Site Plan (full size)

Section 149-27, B. "The Objectives of a Planned Unit Development Districts (PUDD)" The following narrative describes how the proposal met the intent of these objectives.

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.*

The proposed community offers 3 types of housing units; Mixed use commercial buildings with apartments above retail, multi-story Senior Housing apartments and conventional 2 story, garden style apartments. A significant benefit of this community is the diversification of housing styles and opportunities which provides an ancillary benefit by catering housing to a variety of income levels. The mixed-use buildings will include, on the first floor, 14,000+/- sf of commercial space and 6,000+/- sf of ancillary residential amenity space. The commercial area will be set up with; shop fronts facing the town road, areas for outdoor dining or display, versatile partitions for tenant fit up and extensive sidewalks for pedestrian connectivity. The residential amenity space will include a lobby, elevator, office space, fitness area, storage area and other benefits for the residents of the community.

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

The proposal provides outdoor amenity space proximal to all unit types throughout the community. Within the mixed use portion of the project outdoor dining opportunities will be available for commercial tenants to utilize and enhance their businesses. These outdoor spaces will provide an ancillary amenity to all residents of the community and future communities on the adjacent parcels. Additionally, open space areas and park spaces are provided within the garden style apartments for use by the residence.

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

The incorporation of a mixed-use component provides a convenient location for residents of the proposed community to utilize commercial services within walking distance of their home. The layout of the commercial spaces within the building will be designed to accommodate a variety of tenants and unit square footages. All users from small "mom and pop" shops to national chains can be accommodated. As the Route 9 commercial corridor continues to grow, this community begins to lay the foundation for a town center design concept with attractive streetscapes, various commercial uses, convenient parking and walkability.

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

The entire site is primarily wooded in its existing state; however, many groves of trees will be preserved throughout the property both central and along the perimeter of the site. Unlike large scale commercial development where the majority of existing vegetation would have to be removed to accommodate parking lots, the mixed use layout gives an opportunity to preserve groves of trees.

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

The layout of the site provides the orderly transition of uses from intense commercial along Route 9 to mid-density residential along to the rear or west side of the property. The mixed-use buildings have been positioned in the closest proximity to Route 9 possible. The front façade of one building is oriented to Route 9 while the two other mixed-use building are oriented towards the proposed town road. The mixed use commercial area is capped by a senior housing building separated the commercial uses from the primary residential uses. The primary residential uses are set back from route 9 where poor visibility from Route 9 would hinder prime commercial development anyway.

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

The mix of unit types and the density proposed allow for the efficient use of the land creating opportunities for residence at various income levels. Town road is proposed that could provide for future connections to the adjacent lands and continuation of the development concept.

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

Several objectives of the Towns Comprehensive and Master plans are meet by this development. A Few notable objectives in; 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.*

The proposed mixed use PUDD definitely creates a more desirable environment than what would be allowed under the strict application of the commercial zoning on this property. Under the current

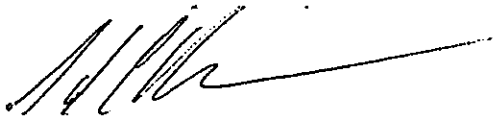
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zoning it is likely that large box retail stores with vast parking lots would be developed on this and the adjacent properties. No residential components could be considered. The mixed use provides unique opportunities for walkability, preservation of trees and enhanced aesthetic value while preserve the ability to develop a variety of commercial shops.

One behalf of Schermerhorn Real Estate Holdings, we respectfully request to be placed on the agenda of the September 16, 2024 planning board meeting, for the continuation of review for the Town Board requested PUDD recommendations. 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. Dannible, RLA
Partner

Cc: