


Town of Moreau
SITE PLAN REVIEW APPLICATION


Property Location

Address 63 Spier Falls Rd., Moreau, NY Zoning District C-1 and R-2
Project Name Spier Falls Road Greenhouses and Farmstand Tax Map ID # 76 - 3 - 83.111
76 3 89.2

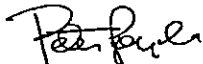
Applicant Information

Name (Print) Shangri-la Real Estate Holdings, LLC Phone (518) 588-2319
Street Address 10 Licardo Lane Email oklender@gmail.com
City Saratoga Springs State NY Zip Code 12831
Signature  Date 30 August 2024

Owner Information

Name (Print) Shangri-la Real Estate Holdings, LLC
Orson Klender Phone (518) 588-2319
Street Address 10 Licardo Lane Email oklender@gmail.com
City Saratoga Springs State NY Zip Code 12866
Signature  Date 30 August 2024

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

Name (Print) Peter Loyola, RLA (CLA Site) Phone (518) 584-8661
Street Address 58 Church Street, Suite 200 Email ployola@clasite.com
City Saratoga Springs State NY Zip Code 12866
Signature  Date 30 August 2024

Total Site Area

Approximately 76.37 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)

Primary use: Commercial greenhouse facility, with 12 greenhouses (3,600 sq. ft. each, to be constructed in phases) and one drying/storage barn (5,000 sq. ft.). Secondary use: Farmstand (approx. 1,000 sq. ft.) with fresh fruit/vegetables grown on site and parking/event space.

Parking

of vehicle spaces 10* # of truck spaces 3* # of trailer spaces 3, for food trucks*

*These #s reflect parking proposed @ farmstand. No designated parking @ greenhouses.

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)

Length of time needed to complete the project is TBD. The greenhouses/barn will be

constructed in four phases; the barn and 2 greenhouses will be constructed in Phase 1

(2024/25), 2 greenhouses in Phase 2, and 4 greenhouses in Phases 3 and 4 each.

Length of time TBD.

Estimated value of the project upon completion \$ 4.5 million

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

Current land use of project site consists of temporary, outdoor commercial crop fields

and staging area. Farmstand area on Old Saratoga Rd. is currently vacant. Remaining land is open space and wooded.

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

The northern portion of the property (location of proposed greenhouse/barn) currently

contains temporary storage trailers, water storage tanks, chain-link fencing, and outdoor commercial crop field. There are no other buildings/structures on-site.

Describe the current character of adjoining and surrounding properties

Adjoining and surrounding properties are residential, commercial, and forested.

The Northway (Interstate I-87) runs parallel along the eastern side of the property.

State and/or federal permits required

NYSDEC Stormwater Pollution Prevention Plan for Greenhouses and Farmstand

Erosion and Sediment Control Plan Submitted to NYSDEC

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