

\$50.00 paid

PAID
4/2/25Town of Moreau
SITE PLAN REVIEW APPLICATION**RECEIVED**

MAR 24 2025

TOWN OF MOREAU
BUILDING DEPARTMENT**Property Location**Address 1451 US-9 MOREAU NY Zoning District C-1
Project Name RESTAURANT/BANQUET FACILITY Tax Map ID # 63.4-1-77**Applicant Information**Name (Print) STEVE LEARY Phone 518-538-5569
Street Address 920 EDIE RD Email LISA MAYE 35@YAHOO.COM
City ARZYLE NY 12809 State NY Zip Code 12809
Signature [Signature] Date 3/17/25**Owner Information**Name (Print) Tara Stone Phone 518-401-6512
Street Address 1439 US-9 Email Stoneorganizationllc@gmail.com
City Fort Edward State NY Zip Code 12828
Signature [Signature] Date 3/17/25**Agent for the Owner/Applicant** (NOTE: If applicable, an authorization form needed)Name (Print) STEVE LEARY Phone 518-538-5569
Street Address 920 EDIE RD Email LISAMAYE35@YAHOO.COM
City ARZYLE State NY Zip Code 12809
Signature [Signature] Date 3/17/25**Total Site Area**

3 +/-

Acres or 210' x 735' 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)

COMMERCIAL RESTAURANT & BANQUET FACILITY

Parking

of vehicle spaces 25-30 # of truck spaces N/A # of trailer spaces N/A

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)

1 - PHASE: REPAIR & DESIGN INTERIOR OF BUILDING WITH
REPAINT OF EXTERIOR BUILDING

TIME FOR COMPLETION 30-60 DAYS (AFTER SITE APPROVAL)

Estimated value of the project upon completion \$ 380,000 CURRENT ASSESSED
VALUE

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

VACANT COMMERCIAL BUILDING - PRIOR USE AS RESTAURANT
LOUNGE/OFFICE SITE

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

BUILDINGS & STRUCTURE PRESENT

Describe the current character of adjoining and surrounding properties

ADJOINING & EXISTING PROPERTIES OF SIMILAR
CHARACTERISTICS

State and/or federal permits required

DEPARTMENT OF HEALTH

CERTIFICATE OF OCCUPANCY

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	