

APPLICATION FOR SPECIAL USE PERMIT

FOR INTERNAL USE ONLY

APPLICANT:

APPLICATION #: _____
ZONING DISTRICT: _____
DATE SUBMITTED: _____
DATE ACCEPTED: _____
HEARING DATE: _____

APPLICANT INFORMATION:

1. **Applicant(s):** Claude Loiselle - Hudson Heights Community LLC
Street Address: 1613-1617 NYS Route 9
City, State, Zip: Fort Edward NY 12828
Telephone #: 518-321-3713 Fax #: _____
E-mail Address: cloiselle19@outlook.com

2. **Agent:** Ethan P. Hall - Rucinski Hall Architecture
Street Address: 134 Dix Ave
City, State, Zip: Glens Falls NY 12801
Telephone #: 518-741-0268 Fax #: 518-741-0274
E-mail Address: ephall@rha-pc.com

3. **Owner:** Claude Loiselle - Hudson Heights Community LLC
Street Address: 1613-1617 NYS Route 9
City, State, Zip: Fort Edward NY 12828
Telephone #: 518-321-3713 Fax #: _____
E-mail Address: cloiselle19@outlook.com

RELATIONSHIP TO THE PROPERTY:

OWNER: Yes No

LESSEE: Yes No

AGENT: Yes No

If an agent, please attach an Agent Authorization Form.

QUESTIONNAIRE:

1. What is the specific provision of the Zoning Law involved?

Expansion of the current use - mobile home park - Hudson Heights

2. What is the Special Use involved?

Expansion of the current use - mobile home park - Hudson Heights

3. What is the name and address of the zoned lot effected (if different from "Applicant")?

Hudson Heights Community

4. Please provide a brief description and location of said lot.

Property is currently approved for a 17 site mobile home park - proposal is to add
8 additional sites to the current layout on vacant property owned by the applicant

5. What is the present zoning classification of said lot, the improvements thereon, and the present use thereof?

Current zoning is C-1. The current use is a 17 site mobile home park with associated roads
and infrastructure.

DESCRIPTION:

1. Please provide an accurate description of the improvements, additions or changes intended to be made, indicating the size of such proposed improvements, materials, and general construction thereof.

The proposal is to add eight (8) - 5,000 SF sites to the existing 17 site Hudson Heights Community. Each new home will be 3 bed-2 bath Clayton Home for Owner Occupied Residents.

Hudson Heights Community presently has municipal water and has informed the Town of Moreau that it intends to connect to the municipal sewer when it becomes available to the property.

2. Please explain why the proposed use is in the public interest.

The proposed expansion of the existing use will provide additional affordable housing to the community. The additional 8 homes will be owner occupied and the cost of the new homes will be between \$90,000 and \$120,000 for a 3 bed-2 bath home.

CHECKLIST OF SPECIAL USE PERMIT APPLICATION COMPLETENESS:

As per §149-30 of the Town Code, the applicant shall provide the Zoning Board of Appeals with all of the following documentation attached to each copy of this application:

- 1. A plot plan of said lot, drawn to scale, indicating the location and size of the lot, the location and size of any improvements thereon, and the location and size of any improvements proposed to be erected thereon.

- 2. Additional information requested by the Zoning Board of Appeals (please check all that apply):
 - Topographic and boundary surveys.
 - Soils test and information.
 - Location of watercourses, wetlands and floodplains.
 - Grading and drainage plan.
 - Location, use and height of all buildings.
 - Location, design and construction materials of all parking and truck-loading areas, with access and egress drives thereto.
 - Provisions for pedestrian access.
 - Location of any outdoor storage, if any.
 - Location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls and fences.
 - Description of the method of sewage disposal and location design and construction materials of such facilities.
 - Description of the method of securing water and location, design and construction materials of such facilities.
 - Location of fire and other emergency zones, including the location of fire hydrants.
 - Location, size, design and construction materials of all proposed signage.
 - Location and design of outdoor lighting facilities.
 - Designation of the amount of building area proposed for retail sales or similar commercial activity.
 - General landscaping plan and planting schedule.
 - Other.

TOWN OF MOREAU
NEW YORK

351 REYNOLDS ROAD • MOREAU, NY


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.

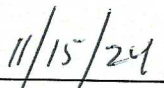
NOTE: The application will not be scheduled on the Zoning Board of Appeals agenda until all paper and electronic copies have been received by the Town Building Department.

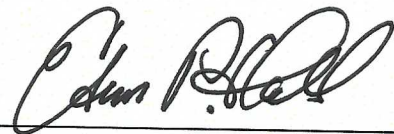
Also note that the information to be provided is not limited to the space on this form. If additional space is needed, please use separate sheets and indicate the enclosure number or page number for the attached sheets in the related space provided on this application.

The undersigned hereby applies for a Special Use Permit for which the Zoning Law of the Town of Moreau entitled, "The Zoning Law of the Town of Moreau," requires the obtaining of such a permit from the Zoning Board of Appeals.

Signature


Applicant (print)


Date


Agent (sign)


Date