

TOWN OF MOREAU

COPY

APPLICATION NUMBER

SUBDIVISION

Date submitted to Department

APPLICATION

"FINAL STAGE"

To Be Reviewed By: Moreau Planning Board
Town of Moreau
Saratoga County, New York

Type I _____

Type II _____

Saratoga County Planning Board Referral: _____

NAME or TITLE OF SUBDIVISION: South Park

Property at intersection of Sisson Rd. & Harrison Ave.

TAX MAP NUMBER: Section 37, Block 1, Lot 25

ZONE CLASSIFICATION: M-1 East of Sisson Rd., UR West of Sisson Rd.

DATE OF PRELIMINARY APPROVAL: Nov. 20, 1995

Preliminary review did () did not (x) determine that the project may have an adverse environmental impact.

1. Applicant/Subdivider Name: Harry R. Baker
 Street Address: 75 Sisson Rd.
 City, State, Zip: South Glens Falls 12803
 Telephone No. (518) 798-6274

2. Agent: Morse Engineering, P.C.
 Street Address: 426 Dix Avenue
 City, State, Zip: Queensbury, NY 12804
 Telephone No. (518) 792-5382

3. Owner's Name: Harry R. Baker
 Street Address: 75 Sisson Rd.
 City, State, Zip: South Glens Falls, NY 12803
 Telephone No. (518) 798-6274

4. Surveyor: David J. Bolster
 License No. 49534
 Street Address: RD2 Box 7C, SUite 152
 City,State,Zip: Hudson Falls, NY 12839
 Telephone No. (518) 792-1209

5. Engineer: Morse Engineering, P.C.
 License No 053340
 Street Address: 426 Dix Avenue
 City,State,Zip: Queensbury, Ny 12804
 Telephone No. (518) 792-5382

6. Has the Preliminary Plan been altered in any manner either by Planning Board recommendation or for any other reason?

YES () NO (x)

If YES, attach a complete explanation thereof.

7. Required approvals determined by Preliminary Review:

	<u>YES</u>	<u>NO</u>
Federal	()	(x)
State Dept. of Health	(x)	()
State Dept. of Environmental Conservation	(x)	()
State Dept. of Transportation	()	(x)
Saratoga County Dept. of Public Works	()	(x)
Town Highway Dept.	()	(x)
Town Water Dept.	(x)	()

8. Please complete and sign the "Authorization to Act as Agent For" form.

THE UNDERSIGNED HEREBY REQUESTS THE APPROVAL BY THE PLANNING BOARD OF THE ABOVE IDENTIFIED FINAL PLAN.

Henry R. Baker (OWNER)
 Signature and Title of the Applicant

COPY

PLEASE return the ORIGINAL APPLICATION with all pages intact.

We require 10 copies of this application (including maps).

NOTE: The information to be provided is not limited to the space provided on this form. If additional space is needed, use separate sheets and indicate the enclosure number or the page number on which the information can be found in the space provided on this form.

FINAL PLAN REQUIREMENTS

The applicant is required to submit ten (10) copies of the Final Plat application. Such application shall include the following documents and/or information:

1. Final Plat

The Final Plat shall be laid out by a licensed professional engineer with a properly executed New York State Education Department Exemption N or a licensed land surveyor. Such Final Plat shall be prepared at a scale of 1" - 50' - 0" clearly showing:

- a. The bearing and length of all straight lines and the radii, lengths and central angles of all curves along all property and street lines.
- b. The area of each lot in square feet or in acres if such lot is larger than one acre.
- c. The connection by proper measurement between street center lines where such streets are not straight across an intersecting street, both within the subdivision and where opposite existing streets or subdivisions.
- d. A system of monuments to be located at all corners of intersections and angle points.
- e. Proposed block and lot numbers as approved by the County Assessor.
- f. Building setback lines for each lot.
- g. Fire and School district boundaries, within the subdivision area.
- h. Existing zoning with location of any district boundaries within two hundred (200) feet of the property to be subdivided.
- i. The boundaries of the property, the lines of the proposed lots, streets and parks, the lines of all adjoining streets, their names and exact survey locations.
- j. The names of all subdivisions immediately adjacent and opposite, or if not subdivided, the names of the owners of record of adjacent and opposite property.
- k. A statement that the plan is complete with the Zoning Ordinance of the Town of Moreau.
- l. A statement reading as follows:

Approved under authority of a resolution adopted _____
by the Planning Board of the Town of Moreau, New York.

_____ Chairman


_____ Board Member

- m. Title showing name of subdivision, owner, scale, date and north point.
 - n. A certificate of the licensed engineer and/or land surveyor making such plan to the effect that the plan is correct and made from an actual survey. License number and seal of the engineer and/or land surveyor shall be affixed to the drawing.
2. Endorsement of State and County Agencies
- a. Evidence shall be supplied that any proposed water supply and sewage disposal facilities associated with the Subdivision Plat requiring approval by the Department of Environmental Conservation and/or New York State Department of Health have received at least preliminary approval (s) of such facilities and that any special district extensions required have been authorized by the Moreau Town Board. Any proposed water supply and sewage disposal facility shall meet the Town of Moreau design and construction standards for such facility. The Plat shall not be stamped "approved" until all State or County required approvals for each lot of the subdivision have been received in writing by the Planning Board.
3. Other Plans and Reports
- a. Drainage Report demonstrating proper sizing of drainage swales, culverts, pipes, inlets and stormwater detention basins.
 - b. Planting Plan illustrating species and location of proposed tree planting.
 - c. Tree Clearing Plan illustrating areas and methods of protection of existing trees to remain.
 - d. Erosion Control Report illustrating methods and location of erosion control devices and schedule of maintenance of such devices and other actions to reduce erosion.
 - e. Construction Plans showing grading and other site improvements and details of those site improvements.
4. Homeowners Association or Condominium Agreements
- a. If the subdivision is to be managed by a homeowners association or condominium, copies of their regulations and agreements indicating any restrictions required by the Planning Board. If the subdivision is to be sold fee simple, copies of deeds indicating any restrictions required by Planning Board.
5. Streets, Recreation Land or Open Space
- a. The Plat shall be endorsed with the necessary agreements in connection with required easements or releases. Offers of dedication to the Town shall be presented prior to Plat approval.

Formal offers of dedication to the Town of all streets and parks, not marked on the Plat with notation to the effect that such dedication will not be offered, shall be filed with the Planning Board prior to Plat approval. If the owner of the land or his agent who files the Plat does not add as part of the Plat a notation to the effect that no offer of dedication of such streets, highways, or parks, or any of them is made to the public, the filing of the Plat in the office of the County Clerk or registrar shall constitute a continuing offer of dedication of the streets, highways, or parks, or any of them to the public and said offer of dedication may be accepted by the Town Board at any time prior to revocation of said offer by the owner of the land or his agent.

- b. The approval by the Planning Board of a Subdivision Plat shall not be deemed to constitute or imply the acceptance by the Town of any street, park, playground, or other open space shown on said Plat. The Planning Board may require said Plat to be endorsed with appropriate notes to this effect. If the Town Board determines that a suitable park or parks of adequate size cannot be properly located in any such Plat or is otherwise not practical, the Board may require as a condition to approval of any such Plat a payment to the Town of a sum to be determined by the Town, which sum shall constitute a trust fund to be used by the Town Board exclusively for neighborhood park, playground, or recreation purposes including the acquisition of property. The Planning Board may require the filing of a written agreement between the applicant and the Town Board covering future title, dedication, and provision for the cost of grading, development, equipment, and maintenance of any park or playground area.

Applicant and/or Agent please sign after reading all of the Final Plan Requirements.



APPLICANT

AGENT

COPY

TOWN OF MOREAU

AUTHORIZATION

"TO ACT AS AGENT FOR"

I, Harry R. Baker....., seller/owner of premises located at Sisson Rd. & Harrison Ave.

Tax Map Number 37-1-25 hereby designate Morse Engineering, P.C.

as my agent regarding an application for:

South Park
(Subdivision) (Site Plan Review) (Variance)

of the above premises.

Deed Reference Book. 1069..... Page. 247..... Date. 11-1-94

Does the above parcel represent owner's entire contiguous holdings? Please attach explanation.

Signed Harry R. Baker

Date. December 7, 1995

COPY

T O W N O F M O R E A U

SUBDIVISION

Date submitted to Department

APPLICATION

Date Application Accepted

"P R E L I M I N A R Y A P P R O V A L"

To Be Reviewed By: Moreau Planning Board
Town of Moreau
Saratoga County, New York

Type I _____

Received By: _____

Type II _____

NAME or TITLE OF SUBDIVISION: South ParkPROPERTY LOCATION: at intersection of Sisson Rd. & Harrison Ave.1. Applicant/Subdivider Name: Harry R. BakerStreet Address: 75 Sisson Rd.City, State, Zip: South Glens Falls, NY 12803Telephone No. (518) 798-62742. Agent: Morse Engineering, P.C.Street Address: 426 Dix AvenueCity, State, Zip: Queensbury, NY 12804Telephone No. (518) 792-53823. Owner's Name: Same as No. 1

Street Address: _____

City, State, Zip: _____

Telephone No. ()4. Surveyor: David J. BolsterLicense No. 49534Street Address: RD-2, Box 7-C, Suite 152City, State, Zip: Hudson Falls, NY 12839Telephone No. (518) 792-1209

IF SKETCH LEVEL is waived, please fill out the next following pages as indicated.

TAX MAP number: Section 37, Block 1, Lot 25ZONE CLASSIFICATION: M-1 & R-2

Ownership intentions, i.e., purchase options: (of the Applicant/
Subdivider)

Owner has signed purchase option (To be conveyed to Mr. Joseph
Ammirati)

Property Location: At intersection of Sisson Rd. and Harrison
Avenue

Description of how to find the property: East of Route 9
on Harrison Avenue - 1.5 miles +/-

IN THE SPACE PROVIDED BELOW, draw an overview (site location) of
where your property is located in the Town of Moreau.

Show north arrow, street corners (name them) and identify
your property.

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

See Site Plan location map on drawing

Tax, Map Numbers of existing parcels/lots:

Section: 37 Block: 1 Lot: 25
Section: _____ Block: _____ Lot: _____
Section: _____ Block: _____ Lot: _____

Zone Classification (s): M-1 and R-2

Present use (s) of property: Vacant Land - Forested and
Open Meadow

Description of site (include boundaries, natural and other
characteristics such as: vegetative cover, soils, watercourses,
wetlands, topography, existing structures, utilities and access:

See Drawings

Describe the character of the surrounding lands (i.e., suburban, industrial, wetlands, woods, etc.):

Forested on west, east and south, open residential area on
North.

Proposed development plan: describe briefly the types of use and their proposed locations and sizes:

Subdivision of land into 49 residential lots.

Size of Subdivision: 51.4 Acres

Total Number of Lots: 49

Any previous Town, Planning or Zoning Board determinations made regarding this property?

NO: x

YES: _____ Application Number: _____

Applicant's Name: _____

A. Anticipated date to start construction: April 1996

B. Anticipated date to finish construction: Nov. 1997

C. Please provide the following information (use additional pages if necessary):

1. An estimated project construction schedule, including phasing, if applicable:

Project will be divided into two phases, with the first phase of infrastructure beginning in April of 1996.

Once Phase I is 60% built out, Phase II will begin, with construction of Phase II completion in 1997.

The proposed subdivision will contain 4000 +/- feet of new road.

Describe provisions for water and sewerage: _____

Water to be provided by Town of Moreau. On site sewage disposal will be provided until the existing force main becomes available.

Describe anticipated impacts on services: traffic, sewer, water, drainage, etc.

No substantial impact anticipated.

Describe anticipated impacts on adjoining property: noise, visual, drainage, etc.

No substantial or permanent impact anticipated.

Smallest Lot: 22,500 Square foot

Largest Lot: 10.6 Square Foot

Average Lot: 43,560 Square Foot

Minimum Lot Width: 125 Feet

Average Lot Width: 175 Square Feet

Proposed modifications to the zoning district or text: _____

Special Use Permit required for residential use in a M-1 Zone.

Describe in detail: easements or other restrictions on the property, all offers of cession and covenants governing the maintenance of unceded open space:

Easements will be provided as required and shown on the drawings for sewer and drainage.

5. Engineer: Morse Engineering, P.C.
 License No. 053340
 Street Address: 426 Dix Avenue
 City, State, Zip: Queensbury, NY 12804
 Telephone No. (518) 792-5382

6. Date of Sketch Plan Approval: Oct. 16, 1995

7. Sketch Plan Review: did () did not (x) determine that the project may have an adverse environmental impact.

8. Has the Sketch Plan been altered in any manner either by Planning Board recommendations or for any other reason?

YES () NO (x)
 Other than addition of information

If YES, attach a complete explanation thereof.

9. Required approvals determined by Sketch Plan Review:

	<u>YES</u>	<u>NO</u>
Federal	()	() x
State Dept. of Health	(x)	()
State Dept. of Environmental Conservation	(x)	()
State Dept. of Transportation	()	(x)
Saratoga County Dept. of Public Works	()	(x)
Town Highway Dept.	()	(x)
Town Water Dept.	(x)	()

THE UNDERSIGNED HEREBY REQUESTS THE APPROVAL BY THE PLANNING BOARD OF THE ABOVE IDENTIFIED PRELIMINARY SUBDIVISION PLAT.

Signature of Applicant: *Henry M. Baker*
 Title: OWNER

Dated this 9TH day of NOV, year 95

PLEASE return the ORIGINAL APPLICATION with all pages intact.

We require 10 copies of this application (including maps).

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SUBDIVISION

APPLICATION

Date Application Accepted

"SKETCH PLAN"

To Be Reviewed By: Moreau Planning Board
Town of Moreau
Saratoga County, New York

Type I _____

Received By: _____

Type II _____

NAME or TITLE OF SUBDIVISION: _____

Total Number of Lots Requested for Approval: 50-51

1. Applicant/Subdivider Name: HARRY R. BAKER
Street Address: 75 SISSON RD
City, State, Zip: SO GLENS FALLS, N.Y. 12803
Telephone No. (518) 798 6274

2. Agent: _____
Street Address: _____
City, State, Zip: _____
Telephone No. ()

3. Owner's Name: HARRY R. BAKER
Street Address: 75 SISSON RD
City, State, Zip: SO GLENS FALLS N.Y., 12803
M Telephone No. (518) 798 6274

4. Ownership Intentions, i.e., purchase options: (of the Applicant/Subdivider)
SELL LOTS

5. Property Location: SISSON RD

6. Description of how to find the property: EAST ON
HARRISON RIGHT ON SISSON