



Town of Moreau Building, Planning & Development

Moreau Town Hall
351 Reynolds Road
Moreau, New York 12828
PH: 518-792-4762

Memorandum

To: Nic Ketter – Realize Brokers
CC: Katrina Flexon – Town of Moreau; G. Bruening - Town Counsel; Project File
From: Joshua Westfall, AICP – Building, Planning and Development Coordinator
Date: July 6, 2024
Re: South Park Subdivision (Cor. Sisson Rd. & Harrison Ave. – T/O Moreau)

Below please find highlights and a summation of review of available materials related to the development of the subdivision known as “South Park”.

Facts and Discussion

- **The final plan is stamped by NYSDOH as a realty subdivision. Applicant should check with Glens Falls Department of Health related to any Approval Clause(s).**
Note: In recent years, Glens Falls Department of Health has included a sunset to their approval. Applicant to demonstrate this approval has not lapsed.
 - **Roads must be built to current town specifications. Details were not provided at the time of stamping.**
Note: Applicant to provide road details to be reviewed by Town Engineer and Highway Department. Revisions to subdivision plat may be required.
 - **Bond for construction of Town Road.**
Note: In accordance with Chapter 124, applicant to provide bonding to Town for roadway construction. This should be discussed with the Highway Superintendent.
 - **Stormwater: There was discussion regarding stormwater after subdivision approval. There are no final stormwater plans provided on the stamped plan, and those subsequent plans in the file are not stamped by the Town as approved nor is there acknowledgement of any approvals. Given this, stormwater is to meet current standards.**
Note: At a Town Board meeting on 7/14/98, Joe Patricke, noted that severe stormwater issues exist on the east side of Sisson Road, at that meeting, the Town Attorney was directed to correspond with the applicant of record and tell them that no sewer connection to the municipal system would be permitted and that the applicant would have to work out siting septic along with stormwater with the DOH.
In a 11/5/1998 correspondence, EDP (TDE) stated that there were issues with the “wet pond” and that grading plans for Apple tree Lane were incomplete. Further the letter stated that septic shown would have to be reevaluated as the water table is very shallow. The TDE recommended new DOH approval and that “revisions should be reviewed by the Planning Board”
Correspondence from TDE on 4/13/1999 acknowledges Phase I stormwater items were not addressed.
-

- **Sewer: Upon review of the minutes and based on former Town Board determination, this subdivision will not be required to tie-in to town sewer.**

Note: As mentioned above, septic should be reviewed by NYSDOH. Applicant to demonstrate that septic capability on the residential lots when reviewed for stormwater compliance.

- **Easements: Easements to the Town of Moreau are discussed for stormwater, however there is no evidence of final approval of, or filing of easements noted in the project file.**

NOTE: Easements should be reviewed by the Planning Board and Town Counsel.

- **Deeds: As part of SEQRA it was determined that a covenant should be placed in deeds at these properties related to blasting. Upon review of select deeds in this location, it does not appear this was included.**

NOTE: Applicant to ensure covenant is provided in all future deeds for individual lots.

Summary:

This should be re-reviewed by the Planning Board for compliance with stormwater requirements; for any modifications proposed related to stormwater, grading, septic locations; and prior to any building permit issuance from the Town of Moreau.

The applicant should note that any Planning Board decisions are subject to SEQRA compliance, and its determination of environmental affects will be considered by the current Board related to the project proposed.

The above review was based on a review of the project folder and available minutes and other correspondence in relation to the referenced project.

Anyone seeking further information is encouraged to request this information pursuant to FOIL from the Town of Moreau Town Clerk.

Attachments:

- EDP Letters Dated 11/5/98 & 4/13/99
- Town Board Minutes Dated 7/14/98