

Staff Draft – September 1, 2020 – Not Approved by Agency Board

**INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2020-0008**

If a subdivision: Lot # **Lease Area** (52± acres)

Assigned EPS: **ADL**

Reviewed by: **RJL**

Date: **09/01/2020**

**Existing Development**

**PRINCIPAL BUILDINGS**

Structure

**none**

Pre-existing (Y/N)?

Lawfully constructed (Y/N)?

**ACCESSORY STRUCTURES**

Structure

**none**

Pre-existing (Y/N)?

Lawfully constructed (Y/N)?

**Proposed Development**

**PRINCIPAL BUILDINGS**

Structure

**none**

Check if portions or all below is n

[ ]

Check if proposed as a non-building lot: [ ]

Footprint

Height

# Bedrooms

Slopes

Have necessary density? Y N **n/a**

# remaining potential principal buildings = **no change** from [ ] survey or [ ] estimate

**ACCESSORY STRUCTURES**

Structure

Footprint

Height

Slopes

**Solar panels and mounting frames**

**32± acre area**

**10± feet**

**3 – 8%**

**2 Equipment pads**

**200± sq ft (each)**

**7± feet**

**3 – 8%**

**Chain link fence**

**5,000± linear feet**

**7± feet**

**3 – 8%**

**ACCESS** \*Consult RASS engineer for driveway > 12% slope / \*consult RASS ecologist for driveway > ¼ mile

Driveway is [ X ] existing / [ X ] proposed Length: **2,280± ft** Width: **20± ft**

Sight distance evaluated? Y Slopes: **3 – 8%**

Need Clearing/Grading? N Comments: (Note if HOA or shared maintenance involved)

Need hwy access permit? Y **Impervious gravel driving surface.**

Need easement? N **425± ft new construction**

Need signs? N **1,855± ft improvement of existing farm road**

**VISUAL / AESTHETIC**

Y Proposed development visible from public areas (list): **NY State Route 9N**

N Existing topography / vegetation will screen, if retained

Y Planting plan proposed [ X ] If Yes, RASS forestry analyst consulted

**WASTEWATER TREATMENT (WWTS)** \*Consult RASS engineer for engineered plans **n/a**

[ ] Individual on-site [ ] Municipal [ ] Community

Y N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?

Y N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?  
 Y N All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)  
 Y N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)  
 Y N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)  
 Y N Suitable 100% replacement area identified?  
☐ Existing and proposed to remain (needs suitable 100% replacement area)

#### **WATER SUPPLY** n/a

☐ Individual on-site ☐ Municipal  
 Y N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

#### **STORMWATER / EROSION & SEDIMENT CONTROL** *\*Consult RASS engineer*

Y Does proposed development maintain existing drainage patterns?  
 Y < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)  
 N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

#### **UTILITIES**

Available on site?	N	<input type="checkbox"/> Overhead	<input type="checkbox"/> Underground
Available at road?	Y	<input checked="" type="checkbox"/> Overhead	<input type="checkbox"/> Underground
Proposed for site?	Y	<input checked="" type="checkbox"/> Overhead (2 poles)	<input checked="" type="checkbox"/> Underground