



ANDREW M. CUOMO
Governor

TERRY MARTINO
Executive Director

INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2019-0023

If a subdivision: Lot # 7 (162 ± acres)

Worksheet Finalized: Lead Reviewer _____ Date _____

Existing Development
PRINCIPAL BUILDINGS

Structure	Pre-existing (Y/N)?	Lawfully constructed (Y/N)?
Single Family Dwelling (5,000 sf)	No	Yes – Constructed in 2000
Attached Garage Apartment (2,000 sf)	No	Yes – Constructed in 2000

ACCESSORY STRUCTURES

Structure	Pre-existing (Y/N)?	Lawfully constructed (Y/N)?
Dock	No	Yes – Constructed in 2000
Detached Garage (2,000 sf)	No	Yes – Constructed in 2000
Barn (500 sf)	No	Yes – Constructed in 2005
Chicken Coop (50 sf)	No	Yes – Constructed in 2005
Shed (50 sf)	No	Yes – Constructed in 2005
Shed (50 sf)	No	Yes – Constructed in 2005
Pig Pen (50 sf)	No	Yes – Constructed in 2016

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below is nj				[X]
Structure	Footprint	Height	# Bedrooms	Slopes
NA	NA	NA	NA	NA

Have necessary density? **NA**
remaining potential principal buildings = **49** from [**X**] survey

ACCESSORY STRUCTURES

Structure	Footprint	Height	Slopes
NA	NA	NA	NA

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

Driveway is [**X**] existing / [] proposed Length: +/-1,600 feet Width: +/- 10 feet

Sight distance evaluated? **NA** Slopes: ≤ 3%

Need Clearing/Grading? **No** Comments: **The existing dwelling and accessory structures are accessed along a gravel driveway from Bonnieview Road. The existing woods road will provide access from Silver Lake Road to Lots 1 through 6.**

Need hwy access permit? **Yes – Clinton County Highway Department**

Need easement? **No – Existing access for Lot 7 is over retained lands.**

Need signs? **No**

VISUAL / AESTHETIC

NA Proposed development visible from public areas (list)

- Yes Existing topography / vegetation will screen, if retained
- NA Planting plan proposed [] If Yes, RASS forestry analyst consulted

WASTEWATER TREATMENT (WWTS) *Consult RASS engineer for engineered plans

- [X] Individual on-site [] Municipal [] Community
- Yes Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?
- NA Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?
- Yes All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)
- NA If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)
- Yes All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)
- Yes Suitable 100% replacement area identified?
- [X] Existing and proposed to remain (needs suitable 100% replacement area)

WATER SUPPLY

- [X] Individual on-site [] Municipal
- Yes All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL *Consult RASS engineer

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

UTILITIES

- | | | | |
|--------------------|-----|----------------|-------------------|
| Available on site? | Yes | [] Overhead | [X] Underground |
| Available at road? | Yes | [X] Overhead | [] Underground |
| Proposed for site? | Yes | [] Overhead | [X] Underground |

Comments: Utilities for the existing development extend underground from Silver Lake Road along the existing woods road.