



INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2016-0029

Annex (5.09± acres)

Assigned EPS: JMB

Reviewed by: _____ Date: _____

Existing Development

Boat Storage Building Lawfully constructed (Y/N)? **See Agency Enforcement File E2014-0035**

14,871± square feet of pre-existing non-conforming boathouses recently removed

Proposed Development

Check if portions or all below is nj

[]

Structure: **Covered shoreline structures and docks** Footprint: **29,889± square feet total of covered shoreline structures, 25,498± square feet of structures over wetlands** Height: **14.5± feet** Slopes: **0%**

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

Driveway is **[X]** existing / **[]** proposed Length: _____ Width: _____

Sight distance evaluated? **Y** **N** Slopes: _____

Need Clearing/Grading? **Y** **N** Comments: **Signs existing. Parking area to be expanded to**

Need hwy access permit? **Y** **N** **meet 2:1 ratio of boat slips: parking spaces per Town**

Need easement? **Y** **N** **requirements**

Need signs? **Y** **N**

VISUAL / AESTHETIC

Y **N** Proposed development visible from public areas (list): **Lower Saranac Lake**

Y **N** Existing topography / vegetation will screen, if retained

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

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

[X] Individual on-site – **composting toilet only** **[]** 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

[] Individual on-site **[X]** 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 **N** Does proposed development maintain existing drainage patterns?

Y **N** < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)

Y **N** > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

UTILITIES

Available on site? **Y** **N** **[X]** Overhead **[]** Underground

Available at road? **Y** **N** **[X]** Overhead **[]** Underground

Proposed for site? **Y** **N** **Solar panels to be installed on roof of existing storage building**