

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** Footprint Check if portions or all below is nj Check if proposed as a non-building lot: 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)		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 existing / proposed Length: **2,280± ft** Width: **20± ft**
Sight distance evaluated? Slopes: **3 – 8%**
Need Clearing/Grading? Comments: (Note if HOA or shared maintenance involved)
Need hwy access permit? **Impervious gravel driving surface.**
Need easement? **425± ft new construction**
Need signs? **1,855± ft improvement of existing farm road**

VISUAL / AESTHETIC

Proposed development visible from public areas (list): **NY State Route 9N**
 Existing topography / vegetation will screen, if retained
 Planting plan proposed If Yes, RASS forestry analyst consulted

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

Individual on-site Municipal Community
 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 |