

TOWN OF CANAAN, NEW YORK
TOWN PLANNING BOARD
SITE PLAN REVIEW APPLICATION

Type or Print all Information except for signatures.

TAXMAPiD#: _____

Date:

Project Name: _____

Project 911 Address: _____

Applicant's Name: _____ ; _____

Applicant's Address: _____

Applicant's Phone #: () _____ - _____

Property Owner: _____

Property Owner's Address and Phone #:

If Applicant and Property Owner are **not** the same then Property Owner must submit a notarized Consent to Application.

I _____, consent to this application.

Sworn to this _____ day of _____

Property Owner Signature

Notary Public

For Planning Board Use Only:

Application # _____

Driveway Permit issued:

10 year History: _____

SEQR Form: _____

Revised: December, 2015

TOWN OF CANAAN

CONSENT FOR ON SITE INSPECTION

TO: Town of Canaan Officials RE:

Consent for On Site Inspection

I _____ , of the following address

Consent to the on site inspection of (Project Name)_____

(Building Permit Application #)-____

Sworn this _____ day of _____ , 20____ .

Owner's Signature

Notary Public:

SITE PLAN REVIEW REQUIREMENTS

Planning Board's review of a site plan shall take into consideration the requirements of the Zoning Law, including the official zoning map and the purposes of the Zoning Law set forth in Article I, and shall include, as appropriate, review of the matters described in paragraphs (a) through (l) below. The Planning Board may, in its discretion, waive or simplify any of the requirements of this subsection 3 or of subsection 4 that are unnecessary or inappropriate for its review of an application.

Location, arrangement, size and design of Buildings, other Structures, storage areas, utilities, easements, retaining walls, fences, lighting and signs shall be compatible with each other and with the site as a whole. Sufficient separation between Buildings and other Structures shall be maintained to ensure adequate and safe access and adequate light and air circulation.

Adequacy and arrangement of vehicular traffic access and circulation, including Driveways, Ways, intersections, road widths, pavement surfaces, dividers and traffic signs and other controls. All proposed traffic access points and internal Ways shall be adequate but not excessive in number, adequate in grade, alignment and visibility and not located too near street corners or other places of public assembly.

Location, arrangement, appearance and adequacy of off-street parking and loading. Off-street parking and loading facilities and spaces shall be arranged to prevent parking in Roads of vehicles of persons living or working in or visiting the site. The interior circulation system shall be adequate to provide safe accessibility to, from and within all off-street parking and loading areas.

Adequacy, safety, convenience and arrangement of pedestrian traffic access and circulation both within the site and to adjacent Roads and Ways, walkway structures, and control by signs and other means of intersections with vehicular traffic.

Location and adequacy of storm water and drainage facilities. Drainage shall be conducted to a point of adequate and suitable disposal. Storm water control shall be provided so as to prevent increased overflow to, or other adverse overflow impacts on neighboring properties, Roads and Ways. Storm water and drainage facilities shall be designed to control erosion and sedimentation.

Location and adequacy of water supply and refuse and sewage disposal facilities. Refuse and sewage disposal facilities shall be designed and sufficient to safely handle the type and volume of refuse and sewage that can reasonably be anticipated will be generated by the Uses proposed for the site.

Location, adequacy, type and arrangement of trees, shrubs, fences and other landscaping constituting visual and/or noise buffers between the site and adjoining lands, including the extent of retention of existing vegetation. The scale, type and quality of the landscaping and screening on site shall be harmonious with the character of the neighborhood.

Location and adequacy of fire lanes and other emergency zones and the provision of fire hydrant or other fire protection facilities.

Environmental matters, including the impact of site Structures, Ways, Driveways and landscaping in areas with susceptibility to ponding, flooding and/or erosion. All bodies of water, wetlands, steep slopes, major stands of trees and areas of major scenic, ecological or historic value shall be preserved insofar as possible.

Adequacy and safety of snow clearance and removal plan.

Impact on infrastructure. The proposed Use shall not place an undue burden on the capacity of the existing infrastructure (e.g. Roads, utilities, drainage). If infrastructure capacity is inadequate to support the Use, the applicant shall provide the necessary infrastructure improvements or mitigate the impact of the Use on the infrastructure.

Overall impact on the neighborhood including compatibility of design and impact on open space. Neighboring properties shall be protected against noise, glare, unsightliness or other objectionable impacts.

The following information and documents shall be submitted in connection with any Site Plan review:

a) Vicinity Map: This map shall be drawn at the scale of two thousand (2,000) feet to the inch or larger, and show the relationship of the site and the proposed Use to existing community and infrastructure facilities that may affect or serve it, such as Roads, shopping areas, schools, municipal facilities and utilities. It shall also show all properties, subdivisions, Roads, Ways, and easements in or within five hundred (500) feet of the site. The map may be superimposed on a U.S. Geological map of the area.

b) Topographical Map: This map of the site described in the application shall be drawn at the scale of one hundred (100) feet to the inch or larger if requested by the Planning Board and shall show existing topography at a contour interval of not more than five (5) feet. The map shall also show the location of pertinent natural features that may influence the design of the proposed Use, such as watercourses, swamps, wetlands, rock outcrops and any other features referred to in subparagraph (i) of subsection 3 above.

c) Site Plan: This map of the site shall be drawn to the same scale as the topographic map required by subsection (b) above and shall show the location and extent of all existing and proposed Structures, Automobile Parking Spaces, parking and loading spaces for commercial vehicles, the location and width of all Ways, Driveways, exits and entrances, the location, extent and type of all storage areas, utilities, the location of all existing or proposed improvements, including drains, culverts, retaining walls and fences and shall provide a description and the location of sewage, refuse disposal and water facilities, the location and size of all signs, the location, type and extent of proposed buffer areas, the design and location of lighting facilities, and the location and other relevant information regarding all other matters required to be considered by the Planning Board pursuant to subparagraphs (a) through (k) of subsection 3 above.

d) Grading and Other Plans: The application shall include proposed grading plans and the width and depth of gravel or other paving of all Roads, Ways, Driveways and parking and loading areas as well as plans for drainage of surface and/or sub surface storm and other water and erosion and sedimentation control and detailed information regarding any blasting that the applicant anticipates will be necessary, including the impact that any proposed blasting will have on adjacent properties, wells and water sources.

e) Elevation, footprint and section: The site plan shall include elevations, footprints and sections at the same or, at the request of the Planning Board, a larger scale than that required for the site plan, drawn in sufficient detail to delineate clearly the bulk square footage and height of all Buildings and Structures included in the proposed Use.

Short form SEQR is required with the submission for site plan review

Four (4) copies of the Site Plan maps must be submitted with the application and additional copies maybe required by the Planning Board

Revised: December, 2015

PLANNING BOARD FEES: RESOLUTION #50 - ADOPTED JULY 13,1998

SUBJECT:

FEE:

Exempt-Subdivision	\$ 25.00 per lot
Minor subdivision	\$100.00 + \$25.00 per lot
Major Subdivision	\$500.00 + \$25.00 per lot
Site Plan Approval	\$ 25.00
Site Plan Review	\$ 25.00 for Project under \$500.00
Site Plan Review	\$ 50.00 for Project over \$500.00
Recreation Fee (Major Subdivision Only)	\$ 50.00 per lot

All fees are to be paid to the Planning Board Secretary upon completion of review.