

# *Hopewell Planning Board*

2716 County Rd. 47 – Canandaigua – NY 14424  
585-394-0036 ext. #8 – [www.townofhopewell.org](http://www.townofhopewell.org)  
Minutes – January 25, 2021

Present: Chairman Jim Bator, Sylvia Moore, Phil Bassage, Allan Wesche, Ryan Bruzda, Jim Carello, CEO Justin Bruen, Shawn Cotter, Lance Brabant (MRB), Gregory Bouchard, Mickie Kelly, Steve Swarthout, Pat Venezia (Venezia Assoc.), Jo-el Hibbard, Jamie Varney

Absent: Nick Sergeant

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The Chairman called the meeting to order at 7:00 p.m.

Privilege of the Floor: No one from the public spoke..

General Business: Approval of December 17, 2020 minutes.

Sylvia Moore moved to approve the December 17, 2020 minutes as presented. Motion seconded and carried.

Privilege of the Board: No one from the public spoke.

Board Business: Hopewell Fire Dept – 4018 Route 5 & 20 – Lot-line Adjustment – PZ-2020-028  
TM # 99.00-1-49.120

CEO Bruen stated the Fire Dept. is seeking to absorb an additional 2-acres from Lott and Sons farm. The acreage is to the north of the current property owned by the Fire Dept. on Route 5 & 20. At this time there are no plans for any structures to be built. The sole purpose currently is to allow off street parking for special events at the Fire Dept., such as chicken BBQ's. In the past, safety has been a concern with people parking their vehicles on Route 5 & 20.

The Board briefly discussed the application.

The Chairman stated to those representing the HFD that the approval will solely be for a lot-line adjustment and any future projects will need Planning Board approval.

Hopewell Fire Dept. representatives Greg Bouchard and Mickie Kelly concurred.

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Minutes – January 25, 2021

**TOWN OF HOPEWELL PLANNING BOARD RESOLUTION  
HOPEWELL FIRE DEPARTMENT  
4018 ROUTES 5 & 20 – C-2 ZONING DISTRICT  
TM# 99.00-1-49.120 PZ-2020-028  
LOT-LINE ADJUSTMENT**

**SEQR RESOLUTION – TYPE II ACTION**

**WHEREAS**, the Town of Hopewell Planning Board (hereinafter referred to as Planning Board) is considering Lot-line Adjustment of an additional 2-acres behind North end of existing Hopewell Fire Dept 6.013-acre property, in order to add additional parking as discussed with the Board at their January 25, 2021 Planning Board meeting (the current application); and

**NOW, THEREFORE, BE IT RESOLVED THAT**, the Planning Board does hereby classify the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

**BE IT FURTHER RESOLVED THAT**, Type II Actions are not subject to further review under Part 617 of the SEQR Regulations; and

**BE IT FINALLY RESOLVED THAT**, the Planning Board in making this classification has satisfied the procedural requirements under SEQR and directs this Resolution to be placed in the file on this Action.

The above resolution was offered by Allan Wesche and seconded by Jim Carello at a meeting of the Planning Board held on Monday, January 25, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

James Bator - aye      James Carello - aye      Phil Bassage – aye      Sylvia Moore - aye  
Allan M. Wesche - aye      Ryan Bruzda – aye      Nick Sergeant - *absent*

I, *Shawn L. Cotter*, Planning Board Secretary, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Hopewell Planning Board for the January 25, 2021 meeting.

*Shawn L. Cotter* L. S.

Shawn L. Cotter, Planning Board Secretary

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Minutes – January 25, 2021

**TOWN OF HOPEWELL PLANNING BOARD RESOLUTION  
HOPEWELL VOLUNTEER FIRE DEPARTMENT INC.  
LOT-LINE ADJUSTMENT-SITE PLAN  
4018 ROUTES 5 & 20 – C-2 ZONING DISTRICT  
TM# 99.00-1-4-120 - PZ 2020-028**

## FINAL LOT-LINE ADJUSTMENT & SITE PLAN APPROVAL RESOLUTION

**WHEREAS**, the Town of Hopewell Planning Board (hereinafter referred to as Planning Board) is considering Final Lot-line Adjustment for, Tax Map Parcel 99.00-1-49.111 of 2.0 acres to adjoin Tax Map Parcel 99.00-1-49.120 of 6.013 acres. Lot-line Adjustment of Lands prepared by Freeland Parrinello Land Surveyor and all other relevant information submitted as of October 28, 2020 (the current application); and

**WHEREAS**, the Planning Board previously completed a formal review of the proposed Lot-line Adjustment in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQR) and has declared a SEQR Type II action,

**NOW, THEREFORE, BE IT RESOLVED**, the Planning Board hereby  Approves without Conditions;  Approves with the following Conditions; or  Denies the application for the following reasons:

1. Lot-line Adjustment Approval with conditions specified above herein is valid for a period of 180 days from today.
2. The 2.0-acre parcel acquisition is for additional parking only. Any site improvements must come before the Planning Board for site-plan approval.

The above resolution was offered by Allan Wesche and seconded by Jim Carello at a meeting of the Planning Board held on Monday, January 25, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

James Bator - aye	James Carello – aye	Phil Bassage – aye	Sylvia Moore - aye
Allan M. Wesche - aye		Ryan Bruzda – aye	Nick Sergeant - absent

I, *Shawn L. Cotter*, Planning Board Secretary, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Hopewell Planning Board for the January 25, 2021 meeting.

*Shawn L. Cotter* L. S.

Shawn L. Cotter, Planning Board Secretary

# *Hopewell Planning Board*

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585-394-0036 ext. #8 – [www.townofhopewell.org](http://www.townofhopewell.org)  
Minutes – January 25, 2021

Public Hearing: Stephen Swarthout – 2110 State Route 21 – Special Use Permit – PZ-2020-021  
TM # 58.00-1-89-510

Planning Board Clerk read aloud the Public Hearing notice.

No one from the public spoke.

Allan Wesche moved to close the public hearing, seconded and carried.

CEO Bruen stated Mr. Swarthout currently has a permitted Family/Care-giver apartment in the basement of his home, where a family member resides. Mr. Swarthout is seeking to build a 2-story pole barn with a Family/Care-giver apartment located on the 2<sup>nd</sup> story. The present apartment will be removed from the single-family dwelling and will no longer be allowed. He added, the new building will have septic, electric and water and the structure will meet all building and safety code requirements.

The Planning Board briefly discussed the application.

The Chairman reviewed the five conditions of approval with Mr. Swarthout.

1. Current permitted single-family dwelling basement apartment to be removed permanently; new apartment to be located in proposed 50' x 70' outbuilding.
2. Applicant to acquire Building, Septic Permits from Code Enforcement Officer.
3. Water-line to new outbuilding to be inspected and approved by Hopewell Water Superintendent.
4. The special use permit shall remain in effect for the current and future owner of the premises with no requirement for renewal, provided the use remains in compliance with the conditions of approval and Town Code.
5. In the event of any complaints about the approved operations being filed with the Code Enforcement Officer and failure to take corrective action by the applicant, the application shall be brought back before the Planning Board for review and approval.

Mr. Swarthout agreed to the conditions of approval listed in the Special Use Permit.

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Minutes – January 25, 2021

**TOWN OF HOPEWELL PLANNING BOARD RESOLUTION  
STEPHEN SWARTHOUT – FAMILY/CARE-GIVER APARTMENT  
2110 STATE ROUTE 21 – R-1 ZONING DISTRICT  
TM# 58.00-1-89.510 PZ-2020-021  
SPECIAL USE PERMIT**

**SEQR RESOLUTION – TYPE II ACTION**

**WHEREAS**, the Town of Hopewell Planning Board (hereinafter referred to as Planning Board) is considering Special Use Permit Approval to allow for use of a Family/Care-giver Apartment to be included in the 50' x 70' outbuilding to be built on property addressed 2110 State Route 21, as discussed with the Board at their January 25, 2021 Planning Board meeting (the current application); and

**NOW, THEREFORE, BE IT RESOLVED THAT**, the Planning Board does hereby classify the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

**BE IT FURTHER RESOLVED THAT**, Type II Actions are not subject to further review under Part 617 of the SEQR Regulations; and

**BE IT FINALLY RESOLVED THAT**, the Planning Board in making this classification has satisfied the procedural requirements under SEQR and directs this Resolution to be placed in the file on this Action.

The above resolution was offered by Allan Wesche and seconded by Jim Carello at a meeting of the Planning Board held on Monday, January 25, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

James Bator – aye	James Carello – aye	Phil Bassage – aye	Sylvia Moore - aye
Allan M. Wesche – aye	Ryan Bruzda – aye	Nick Sergeant - <i>absent</i>	

I, *Shawn L. Cotter*, Planning Board Secretary, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Hopewell Planning Board for the January 25, 2021 meeting.

*Shawn L. Cotter* L. S.

Shawn L. Cotter, Planning Board Secretary

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Minutes – January 25, 2021

**TOWN OF HOPEWELL PLANNING BOARD RESOLUTION  
STEPHEN SWARTHOUT – FAMILY/CARE-GIVER APARTMENT  
2110 STATE ROUTE 21 – R-1 ZONING DISTRICT  
TM# 58.00-1-89.510 PZ-2020-021  
SPECIAL USE PERMIT**

**SPECIAL USE PERMIT APPROVAL RESOLUTION**

**WHEREAS**, the Town of Hopewell Planning Board (hereinafter referred to as Planning Board) is considering Special Use Permit Approval to allow for use of a Family/Care-giver Apartment located within the proposed 50' x 70' outbuilding on property addressed 2110 State Route 21 as discussed with the Board at their January 25, 2021 Planning Board meeting (the current application); and

**WHEREAS**, the Planning Board has classified the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

**WHEREAS**, Type II Actions are not subject to further review under Part 617 of the SEQR Regulations thereby completing the environmental review; and

**WHEREAS**, in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application on January 25, 2021; and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby approve the requested special use permit with the following conditions:

1. Current permitted single-family dwelling basement apartment to be removed permanently; new apartment to be located in proposed 50' x 70' outbuilding.
2. Applicant to acquire Building & Septic Permits from Code Enforcement Officer.
3. Water-line to new outbuilding to be inspected and approved by Hopewell Water Superintendent.
4. The special use permit shall remain in effect for the current and future owner of the premises with no requirement for renewal, provided the use remains in compliance with the conditions of approval and Town Code.
5. In the event of any complaints about the approved operations being filed with the Code Enforcement Officer and failure to take corrective action by the applicant, the application shall be brought back before the Planning Board for review and approval.

The above resolution was offered by Allan Wesche and seconded by Jim Carello at a meeting of the Planning Board held on Monday, January 25, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

James Bator - aye	James Carello – aye	Phil Bassage - aye
Sylvia Moore – aye	Allan M. Wesche – aye	Ryan Bruzda - aye
		Nick Sergeant - <i>absent</i>

I, *Shawn L. Cotter*, Planning Board Secretary, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Hopewell Planning Board for the January 25, 2021 meeting.

*Shawn L. Cotter* L. S.

Shawn L. Cotter, Planning Board Secretary

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Minutes – January 25, 2021

Public Hearing: Screams & Dreams – 3188 County Rd 4 – Subdivision – PZ-2020-012 – AG District  
TM # 73.00-1-24.130

The Clerk read aloud the public hearing notice.

Pat Venezia (Venezia Assoc.) Presented a copy of the proposed four-lot subdivision and gave a brief over-view of each parcel's acreage size. ( Lot 1 – 8.714 acres, Lot 2 – 5.025 acres, Lot 3 – 5.170 acres, Lot 4 – 8.120 acres)

Jo-el Hibbard, one of the owners of the property stated, several years ago the family attempted to sell the 27-acre parcel as a whole, but had no success in doing so. Therefore, the family has chosen to divide the parcel into four lots and sell them individually. Presently, there is a buyer with a purchase offer, for one of the smaller proposed parcels.

No one else from the public spoke.

Allan Wesche moved to close the public hearing, seconded and carried.

Board Business: Screams & Dreams – 3188 County Rd 4 – Subdivision – PZ-2020-012 – AG District  
TM # 73.00-1-24.130

CEO Bruen stated the Screams and Dreams subdivision meets all set-back requirements and it is the applicants' version of how to divide the property for re-sale.

The Chairman stated the Board has questions and concerns regarding the sub-division application. One of the concerns is Hopewell's Zoning Ordinance concerning specific regulations pertaining to properties and subdivisions within the AG district. He added, Hopewell's Comprehensive Plan seeks to maintain as much AG land as possible in order to retain agricultural use within Hopewell.

The Chairman stated one of the concerns of the Board is the preservation of farmland, he referred to Section 504 Prime Farmland Overlay District, of the Town's Zoning Ordinance. Presently, the subdivision application submitted does not meet the requirements as dictated in the Zoning Ordinance or Comprehensive Plan of Hopewell. He added, the Board would like to look at different options for the parcel and yet still find a mutual agreement with the owners as to how to divide the parcel and yet keep a portion of the prime soil intact from residential housing.

Jo-el Hibbard stated the family is seeking to sell four lots, but they are not necessarily building lots. At this time one parcel is to be sold as a residential building lot, there is currently no interest with the remaining lots being sold has residential lots. Ms. Hibbard added, it would be their desire to have a portion of the parcel to be used for AG, but at this time, no one has come forward to purchase the property and use it in that regard. Although, one individual is interested in a lot for animals and a couple other individuals are considering lots for recreational purposes.

Chairman Bator referred to Article V, Section 504 B. 3. A - Subdivision of Land, *"Loss of Prime Farmland Soils, as defined by part A, shall not exceed thirty percent of the total Prime Farmland Soil per parent parcel, or contiguous parent parcels of the same owner of the farm"*.



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Chairman Bator also referred to the definition of Agricultural or Farming Operation listed in the HZO -

**AGRICULTURAL OR FARMING OPERATION** – The use of a parcel of land for gain in the raising of agricultural products, trees, nursery stock, livestock, poultry or dairy products. Such use of a parcel may include necessary farm buildings, the storage of necessary equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise, including commercial horse boarding operations of at least 7 (seven) acres and 10 (ten) horses and timber processing, as defined by NYS Department of Agriculture and Markets. Such farm operations may consist of one or more parcels owned or rented land, which may be contiguous or noncontiguous to each other. It excludes the raising of fur-bearing animals, dog kennels, riding and commercial stables with less than 10 (ten) horses and 7 (seven) acres of land.

Further discussion ensued with the Planning Board and applicant's concerning the subdivision application.

Ms. Hibbard decided at this time to pull the present sub-division application from the Planning Board agenda, and will work with Venezia Associates to create a new subdivision plan that will meet the AG subdivision criteria. It is Ms. Hibbard's intention to have the new application and subdivision plan presented in time for the February 2021 meeting.

Ms. Hibbard and Pat Venezia (Venezia Assoc.) were made aware of the dead-line date for the new application in order to meet OCPB deadline date and the publishing deadline date for a new Public Hearing.

Application PZ-2020-012 has been officially pulled from the agenda and therefore, no decision regarding the application was made by the Planning Board concerning the subdivision plan.

Lance Brabant asked Ms. Hibbard to send an official letter to CEO Bruen regarding the official withdrawal of the current application.

Ms. Hibbard concurred.

## **Board Business: 2021 PB Calendar – Appointment of Vice-Chair**

Allan Wesche moved to accept the PB 2021 Calendar, seconded and carried.

Sylvia Moore nominated Allan Wesche as PB Vice Chair for 2021. Nominations were closed. Allan Wesche was appointed as Vice Chair for 2021.

## **Block Motion County Referrals / Public Hearings:**

1. Special Use Permit (Family/Care-giver apt.) – Karen Congilaro – 3257 St Rt 5 & 20  
PZ-2021-001 TM # 100.00-1-31.211
2. Subdivision – Ruth Vanepps Estate – 2909 Smith Rd – PZ-2021-002 – TM # 85.00-1-7.000
3. Subdivision - Screams & Dreams – 3188 County Rd 4 – TM # 73.00-1-24.130



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Sylvia Moore moved to authorize staff to set public hearings and send referral paperwork to OCPB for the following:

1. Special Use Permit (Family/Care-giver apt.) – Karen Congilaro – 3257 St Rt 5 & 20  
PZ-2021-001 TM # 100.00-1-31.211
2. Subdivision – Ruth Vanepps Estate – 2909 Smith Rd – PZ-2021-002 – TM # 85.00-1-7.000
3. Subdivision - Screams & Dreams – 3188 County Rd 4 – TM # 73.00-1-24.130

Motion seconded by Allan Wesche. Motion carried.

Motion to adjourn:

Allan Wesche moved to adjourn, seconded and carried. Meeting adjourned at 8:21 P.M.

**Zoning and Building Department  
TOWN OF HOPEWELL  
2716 County Road #47  
Canandaigua, New York 14424  
(585) 394-3850**

TDD: 1-800-662-1220

FAX: 585-394-8714

**NOTICE OF PUBLIC HEARING**

Pursuant to Article III, Section 306 of the Town of Hopewell Zoning Ordinance, a Public Hearing will take place before the Planning Board of the Town of Hopewell, and will be held on Monday, January 25, 2021 at 7:00 p.m.

Said Hearings will be held in the Town Hall at Hopewell Center, Ontario County, New York.

1. The Public Hearing is to consider the application of Screams & Dreams, owner of properties located at 3188 County Rd. 4 in the Town of Hopewell, for a Subdivision under Article III, Section B of the Town of Hopewell Rules and Regulations for Subdivisions and Design Standards for Land Development. Zoned AG

Applicant seek to subdivide 27.029 acres from Tax Map #73.00-1-24.13 into four lots: lot 1 being 8.714 acres, lot 2 being 5.025 acres, lot 3 being 5.170 acres and lot 4 being 8.120 acres.

2. The Public Hearing is to consider the special use permit application of Stephen Swarthout, owner of property located at 2110 State Rte 21 in the Town of Hopewell, Tax Map # 58.00-1-89.510 for an family/caregiver apartment, TOH Zoning Ordinance Article III, 305 D and Article VI - Section 601. Zoned R-1

Applicant is seeking special use permit for moving pre-existing in-law apartment to new structure.

All persons wishing to appear at such Hearings may do so in person or by attorney or other representative.

**Shawn L. Cotter**

Secretary, Planning Board/ZBA

**January 4, 2021**

DATE RECEIVED: \_\_\_\_\_

**TOWN OF HOPEWELL  
2716 COUNTY ROAD #47  
CANANDAIGUA, NEW YORK 14424**

**SITE PLAN APPROVAL:**   X    
**SUBDIVISION/PLAT APPROVAL:**   X  

Preliminary:	Date:	Final:	Date:
Name of Proposed Development: _____		Plans Prepared by: McCormick Engineering	
Applicant: Stephen Swarthout		Name: Jason McCormick	
Name: s/a/a		Address: _____	
Address: 2110 St Rt 21 - Canandaigua - 14424		Address: 294 Skuse Rd - Geneva - 14456	
Telephone: 585-233-3128		Telephone: 585-721-7219	

Owner (if different): n/a

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

**Additional Approval Required:**

Water District:

Highway Department:

NYSDOH:       NYSDEC:

County Sewer Dept.:

Other:

Ownership intentions or project description: \_\_\_\_\_  
**Build appx 50' x 70' outbuilding with family/caregiver apt.**

Location of site: 2110 St Rt 21 - Canandaigua - NY 14424

Requires County Planning Board Action:      yes:       no: \_\_\_\_\_

Has Application been forwarded to the County?:      yes:       no: \_\_\_\_\_

**Tax Map description:**

Section: 58.00      Block: 1-89      Lot: 510

1. Current zoning classification: R-1
2. Building size in square feet: 50' x 70' appx
3. Total site area (square feet or acres): \_\_\_\_\_
4. Current land use of site (agriculture, commercial, undeveloped, etc.): \_\_\_\_\_

**Residential use**

5. Character of surrounding lands (suburban, agriculture, wetlands, etc.): \_\_\_\_\_  
rural - residential

6. Anticipated construction time: 3-6 mos

7. Will development be staged?  NO

The Applicant shall submit **10** copies of the Preliminary Site Plan or Subdivision Plat with information drawn from the Site Plan or Subdivision Application checklist attachment.

**Stephen Swarthout**

\_\_\_\_\_  
(Applicant's Name – Signature)

Application Fee \$ 150.00

Public Hearing Notice Fee \$ 45.00 (pd in full 12/15/20)

# **SITE PLAN APPLICATION**

## **ARTICLE XVI - Site Plan Review and Ordinance - Town of Hopewell Zoning Ordinance** **Specifications for Plans to be Submitted**

All material requiring Planning Board action shall be submitted to the Zoning Officer **prior to the 4<sup>th</sup> Wednesday** of the month for a scheduled Planning Board meeting. The submittal package shall include entire checklist of plans, reports, sketches and exhibits that may be required for review by the Code Enforcement Officer, Ontario County Planning Board and Hopewell Planning Board.

**Applications will NOT BE ACCEPTED or SENT to the Ontario County Planning Board for review or placed on agendas for Town of Hopewell Planning Board and Zoning Board of Appeals unless the application has been COMPLETED IN FULL.. NO EXCEPTIONS.**

**A. The applicant shall meet with the Code Enforcement Officer and/or the Planning Board to review the basic site design concept and determine the information required on the Preliminary Site Plan. The purpose of the Sketch Plan Conference is to discuss with the applicant the project's conformity with the Town of Hopewell Comprehensive Plan, to determine whether the activity is subject to the Environmental Impact Standards of this Ordinance, and to advise the applicant of other issues or concerns. The Sketch Plan Conference provides an opportunity to indicate whether the proposal, in its major features, is acceptable or whether it should be modified before expenditures for more detailed plans are incurred. *Sketch Plan Conference - Article XVI - 1062 - a,b,d***

1. Title of the drawing.
2. An area map showing the parcel under consideration for site plan review and all parcels, structures, subdivisions, streets, driveways, easements and permanent open space within 500 (five hundred) feet of the boundaries thereof or at the discretion of the Code Enforcement Officer.
3. A map of site topography at no more than 10-foot (ten-foot) contour intervals, including 200 (two hundred) feet of adjacent property. If general site grades exceed 5 (five) percent or if portions of the site have susceptibility to erosion, flooding or ponding or contain Prime Farmland Soil, a soil overlay and topographic map showing contour intervals of not more than 2 (two) feet of elevation shall also be required.
4. The general identification of all existing natural features and utilities on the site and in the area.
5. The location of all existing and proposed structures on the site and designated uses for each.
6. The identification of existing zoning classification(s) of the property and all properties within 1/4 (one-fourth) mile and any restrictions on land use of the site.
7. The name of the owner of subject property and the names of the owners of adjacent properties within 500 (five hundred) feet.

### **Application for Preliminary Site Plan Approval**

An application for Preliminary Site Plan approval shall be made in writing to the Code Enforcement Officer by the 4<sup>th</sup> Wednesday of the month, and shall be accompanied by information drawn from the following checklist, as determined necessary by the Planning Board at the Sketch Plan Conference. All site plan information and building designs shall be prepared by a licensed architect or engineer.

### **B. Preliminary Site Plan Checklist**

Additional design standards and directions regarding the items to be shown on specific plan sheets may be found in the administrative checklist available from the Code Enforcement Officer. The Preliminary Site Plan shall include:

1. Title of drawing, including name and address of applicant and the seal of a NYS registered architect, engineer, or surveyor responsible for the preparation of such drawing.
2. North arrow, date, and graphic scale; minimum 1(one) inch = 50 (fifty) feet.
3. Boundaries of the property, plotted to scale.
4. Location of existing property lines, easements, structures, streets, driveways and natural features within 500 (five hundred) feet of the proposed site or at the discretion of the Planning Board. Natural features which may restrict development or other development constraints such as those listed in the Flood Plain Local Law #2 1989.
5. Grading and drainage plan, showing both existing and proposed contours. The drainage plan shall also clearly explain the methodology used to project storm water quantities and the resultant peak flow conditions.
6. Location, proposed use, hours of operation and height of all buildings. Summary of the amount of square footage devoted to each use requiring off-street parking or loading.
7. Number, location, design and construction materials of all parking and loading areas, showing ingress and egress. Location of reserved parking areas as required by the Off-Street Parking Regulations of Article XI (Off-Street Parking and Loading Regulations) of this Ordinance.
8. Provision for pedestrian access.
9. Size, type, location and screening of all facilities used for recycling and disposing of solid waste.
10. Location, dimensions and vehicle capacity of drive-in facilities and related queuing lanes, if applicable.
11. Building elevations showing building side elevations, window and door spacing, treatments and other architectural features and indication of building materials.
12. Location, purpose, and holder of all proposed easements or dedications for utilities, recreation, conservation or other purpose.
13. Location, size, and type of material for screening any proposed outdoor storage, including box-trailers.
14. Location, design, and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls, and fences.
15. Description of the type and quantity of sewage anticipated. Method of sewage disposal and the location, design, and construction materials of such facilities.
16. Description of the type and quantity of water supply needed. Method of securing water supply, and the location, design, and construction materials of such facilities.
17. Location of fire lanes and other emergency zones, including the location of fire hydrants.
18. Location, design, and construction materials of all energy-distribution facilities, including electric, gas, wind power, solar energy and other public utility facilities, such as cable or phone.

19. Location, size, design, and construction materials of all proposed signs.
20. Location of proposed buffer areas, including existing vegetative cover.
21. Location, type, height, brightness and control of outdoor lighting facilities in accordance with Article XIV (Outdoor Lighting Regulations) of this Ordinance.
22. Size, location and features of recreation areas for multifamily dwellings as required by §803 of this Ordinance.
23. Identification of permanent open space or other amenities provided in conjunction with cluster or incentive zoning provisions.
24. Table summarizing each building footprint, total size in square feet and number of stories; the number of dwelling units and the amount of square feet devoted to each use type; size, in square feet or acres, of ingress, parking and circulation areas and the number of loading, queuing and parking space; size in square feet of landscaped and natural open space; and size in square feet and text of all signs.
25. Landscaping plan and planting schedule in accordance with Article X (Landscaping, Screening & Buffer Regulations) of this Ordinance.
26. Other elements integral to the proposed development as considered necessary by the Planning Board.
27. All forms and information pursuant to New York State Environmental Quality Review Act (SEQRA)
28. An agricultural data statement, pursuant to the requirements specified in §305a of the NYS Agriculture and Markets Law, if the proposed use is located on, or within 500 (five hundred) feet of a farm operation in a County Agricultural District.
29. A copy, as required by New York State Department of Environmental Conservation (NYSDEC), of the Storm Water Pollution Prevention Plan (SWPPP) for all developments disturbing more than 1 (one) acre. The owner is required to comply with the NYSDEC's "SPEDES General Permit for Storm Water Discharge from Construction Activity #GP-02-01.

**C. Final Plans shall be prepared in accordance with Section 1607 of the Zoning Ordinance.**