



APPLICATION FOR SITE DEVELOPMENT PLAN APPROVAL

Concept Date: _____ Preliminary Date: _____ Final Date: _____
(check appropriate box)

Name of proposed development: _____

APPLICANT:

Name: _____

Address: _____

Email: _____

Telephone No.: _____

Fax No.: _____

PLANS PREPARED BY:

Name: _____

Address: _____

Email: _____

Telephone No.: _____

Fax No.: _____

OWNER (if different)

Name: _____

Address: _____

Telephone No.: _____

Fax No.: _____

If more than one owner, provide information for each

Ownership intentions -i.e. purchase options:

Location of site: _____

Tax map description: Section _____ Block _____ Lot _____

Current zoning classification _____

State and Federal permits needed (list type and appropriate department):

Proposed use(s) of site _____

Total site area (square feet or acres): _____

Anticipated construction time: _____

Will development be staged? _____

FEE: \$ _____

12 sets of plans

12 sets of applications

8 sets to MC with referral

Note: Plans and application to be collated in sets



Current land use of site (agriculture, commercial, undeveloped, etc.):

Current condition of site (buildings, brush, etc.):

Character of surrounding lands (suburban, agriculture, wetlands, etc.):

Estimated cost of proposed improvement: \$ _____

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable):

Describe proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building.

- For residential buildings include number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces to be provided.
- For nonresidential buildings include total floor area and total sales area; number of automobile and truck parking spaces.
- Other proposed structures.

(Use separate sheet if needed)

NOTE: This application is tentative. If upon review your application and plans submitted do not comply with the requirements set forth in the Town of Gates Zoning Ordinance, you will not be placed on the agenda.

THE TOWN OF GATES HAS A FIRE SPRINKLER SYSTEM LAW IN EFFECT. PLEASE CHECK WITH THE FIRE MARSHAL OR BUILDING INSPECTOR TO BE SURE THIS PROJECT IS IN COMPLIANCE.



Supervisor
Cosmo A. Giunta

Director of Public Works
Kurt Rappazzo

Town Clerk
Veronica Owens

Town of Gates

1605 Buffalo Road
Rochester, NY 14624
Phone (585) 247-6100
Fax (585) 426-8581



Town Council

☆☆☆☆

Lee A. Cordero
Christopher B. DiPonzio
Andrew Loughlin
Steve Tucciarello

To Whom it may Concern:

The attached checklist must be completed and filed with each application.

If any item does not apply, please note that it is not applicable and the reasons therefore.

Without a complete set of Documents as required, your Application may not be placed on the Planning Board Agenda.

Applicant must submit plans with referral form to Monroe County Department of Planning and Development.



SUBDIVISION OF LAND
CHAPTER 36-A

TECHNICAL CHECK LIST

SKETCH LAYOUT 36A-26

Completed

- ____ 1. Environmental Assessment Review Form required with application
- ____ 2. Name of proposal, Name and Address of Subdivider(s), and written statement of Subdivider's intent and letter of disclosure
- ____ 3. North point, graphic scale, date and general location map
- ____ 4. Staging and overall sketch
- ____ 5. Contours at 5 foot intervals and within 100 feet of site, and all topographic features to be retained or removed
- ____ 6. Water supply and sewage disposal methods
- ____ 7. Approximate lines of proposed streets, lots and other features of the site
- ____ 8. Schematic indication of the storm water drainage system
- ____ 9. Indication of Zoning and any other restrictions
- ____ 10. Names of owners of adjacent land or names of adjacent subdivisions
- ____ 11. Schematic map showing location of proposed subdivision in relationship to features within one half (1/2) mile of site
- ____ 12. Proposal's relationship to comprehensive plan
- ____ 13. Overall soil conditions on site and it's location with respect to a floodway or floodplain
- ____ 14. List all applicable, dimensional requirements per existing zoning. (setbacks, area, lot dimensions, required parking, open space, buffers, etc.)



TECHNICAL CHECK LIST -page 2

PRELIMINARY LAYOUT 36A-27

If subdivider is someone other than the Owner, an affidavit by the Owner of the land consenting to the Application and proof of ownership shall be submitted at this time.

Check

____ 1. Item numbers 2 through 14 of Sketch Layout, plus boundaries of the site plotted to scale. Standard scale of not more than 50 feet to 1 inch

____ 2. A system of storm water drainage using the following design levels:

(a) Basin of 20 square miles: one-hundred-year frequencies

(b) Basin of 4 to 20 square miles: fifty year frequencies

(c) Basin of 4 square miles: twenty-five year frequencies

(d) Subdivision's drainage: ten year frequencies

____ 3. Streets adjoining the tract and tie distance to nearest major street intersection

____ 4. Existing drains, sewers, water lines nearby and theft sizes, elevations gradients and easements

____ 5. Water supply and sewage disposal methods; a statement as to who will own the water and sewer system, a conceptual layout of each system; whether necessary districts are formed or are in process, the receiving sewage treatment plant, the lines, dimensions and purpose of all utility easements, including fire hydrants; and preliminary design of bridges and culverts. Also, where water mains are not looped, blow-off valves shall be provided

____ 6. A soil overlay showing soil classification on site and problem areas; flooding, erosion, etc.

____ 7. Drainage report including storm sewer sizing calculations

____ 8. The lines and gradients of proposed streets and sidewalks and the names of proposed streets

____ 9. A grading plan of the site at a contour interval of 2 feet showing locations of cuts and fills and cross section for any final grading steeper than 3 feet horizontal to 1 foot vertical or where the cut or fill will be more than 5 feet

____ 10. The approximate lines of proposed lots, the acreage or square footage contained in each lot and individual lot numbering. If a lot contains one or more existing buildings, the proposed yard dimensions shall be indicated

____ 11. Approximate location of park areas or other open space



TECHNICAL CHECKLIST – Page 3

PRELIMINARY LAYOUT 36A-27 continued

- ____ 12. Location of any municipal boundaries, service district lines, zoning boundaries in the site
- ____ 13. Indication of non-conforming lots, yards and areas
- ____ 14. Location of any hazardous materials
- ____ 15. Location and quality of water bodies affected by the site
- ____ 16. Local, County, State and Federal Environmental Impact Statement
- ____ 17. Buffer locations and location of other proposed vegetation
- ____ 18. Location and type of any lighting or signs
- ____ 19. Method of Fire Protection
- ____ 20. Storm water pollution prevention plan (SWPPP) in accordance with NYSDEC requirements
- ____ 21. Profiles of proposed streets and utilities at suitable vertical scale, showing finished grades in relation to existing ground



TECHNICAL CHECK LIST – Page 4

FINAL SUBDIVISION PLAN 36A-28

Completed

A. Construction Sheet (Scale 1" =50')

- ____ 1. Item numbers 1 and 2 of Preliminary Layout
- ____ 2. Lines of existing and proposed streets, sidewalks adjoining and within the subdivision
- ____ 3. Names of existing and proposed streets
- ____ 4. Typical cross sections of proposed streets
- ____ 5. Profiles of proposed streets at suitable vertical scale showing finished grades in relation to existing ground elevation
- ____ 6. Layout of proposed lots, including lot numbers
- ____ 7. Location and size of existing and proposed sewers (storm or sanitary), water mains and pipes in the property or into which any connection is proposed
- ____ 8. Provisions for water supply and sewage disposal, and Monroe County Health Department approval - where required
- ____ 9. Locations of survey monuments. Before dedication, a certificate by a licensed land surveyor must be filed certifying that the monuments have been placed where indicated on the map. (Monuments must be in conformance with the Monroe County Monumentation Law as administered by the Monroe County Department of Public Works).
- ____ 10. Plan and typical cross sections of proposed roads and sidewalks
- ____ 11. Development plan, including landscaping, for any proposed park or playground
- ____ 12. Planting plan for street trees where required
- ____ 13. Brief specifications or reference to Town Standards for all facilities to be constructed or installed within the subdivision
- ____ 14. Certification by a licensed professional engineer and/or licensed architect and licensed land Surveyor
- ____ 15. Details of structures



TECHNICAL CHECK LIST – Page 5
Final Subdivision Plat

B. Subdivision Plat Record Map (Scale 1" =50')

- ____ 1. Item numbers 2 and 3 of Sketch Layout
- ____ 2. Boundaries of the subdivision; a legal description of the entire parcel of property, the location in relation to surrounding property and streets including the names of adjacent owners and subdivisions. The subdivision boundary shall be referenced from two directions to establish United States Coast and Geodetic Survey Monuments or New York State Plane Coordinate Monuments.
- ____ 3. Names and lines of existing and proposed streets and sidewalks
- ____ 4. Lines and purposes of existing and proposed easements
- ____ 5. Lines, dimensions and areas in square feet of all property that is proposed to be reserved by deed covenant for the common use of the property owners of the subdivision
- ____ 6. Location of Monuments
- ____ 7. Location of existing and proposed water supply lines and sewers
- ____ 8. Locations of any municipal and zoning boundary lines
- ____ 9. Written statements as to:
 - (a) Zoning of the property
 - (b) Compliance of the proposed lots with zoning requirements
- ____ 10. Seal and certification by licensed professional engineer or a licensed land surveyor
- ____ 11. To facilitate the filing of the subdivision or re-subdivision maps with the County of Monroe, the following are required:
 - (a) If there are any new streets, the "Application for Approval of Plat" shall be submitted
 - (b) A tax search shall be made as required by the Monroe County Treasurer's Office
 - (c) Three black and white prints of the tracing
 - (d) The filing fee of five dollars (\$5) payable to the Monroe County Clerk
 - (e) A statement that all other necessary County and State Departments have been contacted

C. Subdivision Plat Drainage Report

- ____ 1. Plan, profiles and typical and special cross sections of proposed storm water drainage facilities
- ____ 2. Final design data and copies of computations used for drainage facilities
- ____ 3. Grading Plan



____ 4. Erosion report, if required

____ 5. If the subdivision is within or adjacent to the one-hundred year frequency floodplain of Little Black Creek, a detailed analysis of the area with respect to floodplain management land use, shall be included in the Subdivision Plat Drainage Report

____ 8. What is the depth to the water table? ____ Feet

____ 9. Do hunting or fishing opportunities presently exist in the project area? ____ Yes ____ No

____ 10. Does project site contain any species of plant or animal life that is identified as threatened or endangered? ____ Yes ____ No, according to - identify each species _____

____ 11. Are there any unique or unusual land forms on the project site? i.e. cliffs, dunes, other geological formations? ____ Yes ____ No. (Describe _____)

____ 12. Is the project site presently used by the community or neighborhood as an open space or recreation area? ____ Yes ____ No

____ 13. Does the present site offer or include scenic views or vistas known to be important to the community? ____ Yes ____ No

____ 14. Streams within or contiguous to project area:

a. Name of stream and name of river to which it is tributary _____

____ 15. Lakes, Ponds, Wetland areas within or contiguous to project area:

a. Name _____

b. Size (in acres) _____

____ 16. What is the dominant land use and zoning classification within a 1/4 mile radius of the project (i.e. single family residential, R-1) and the scale of development (i.e. 2 story)?



- c. If surface disposal, name of stream into which effluent will be discharged _____
-
13. Will surface area of existing lakes, ponds, streams, bays or other surface waterways be increased or decreased by proposal? ____ Yes ____ No
14. Is project or any portion of project located in the 100 year flood plain? ____ Yes ____ No
15. Solid Waste Disposal:
- a. Does project involve disposal of solid waste? ____ Yes ____ No
 - b. If yes, will an existing solid waste disposal facility be used? ____ Yes ____ No
 - c. If yes, give name: _____ location: _____
 - d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ____ Yes ____ No
16. Will project use herbicides or pesticides? ____ Yes ____ No
17. Will project routinely produce odors (more than one hour per day)? ____ Yes ____ No
18. Will project produce operating noise exceeding the local ambient noise levels? ____ Yes ____ No
19. Will project result in an increase in energy use? Yes No. If yes, indicate type(s) _____
20. If water supply is from wells indicate pumping capacity gals/minute
21. Total anticipated water usage per day gals/day
22. Zoning:
- a. What is dominant zoning classification of site? _____
 - b. Current specific zoning classification of site _____
 - c. Is proposed use consistent with present zoning? _____
 - d. If no, indicate desired zoning. _____



23. Approvals:

- a. Is any Federal permit required? _____ Yes _____ No
- b. Does project involve State or Federal finding or financing? _____ Yes _____ No
- c. Local and Regional approvals:

	Approval Required? Yes/No	Type of Approval	Submittal Date	Approval Date
Town Board	_____	_____	_____	_____
Town Planning Board	_____	_____	_____	_____
Town Zoning Board	_____	_____	_____	_____
County Health Department	_____	_____	_____	_____
Other Local Agencies	_____	_____	_____	_____
State Agencies	_____	_____	_____	_____
Federal Agencies	_____	_____	_____	_____

C. INFORMATIONAL DETAILS

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with the proposal, please discuss such impacts and the measures which can be taken to mitigate or avoid them.

PREPARER'S SIGNATURE _____

TITLE: _____

REPRESENTING: _____

DATE: _____



Attachment A

ENVIRONMENTAL REVIEW CHECKLIST FOR PROPOSED DEVELOPMENTS ON OR IMMEDIATELY ADJACENT TO WASTE DISPOSAL SITES

- I. Site History
 - A. Boundary of waste disposal site
 - B. Type of site
 1. open dump
 2. permitted landfill
 3. lagoon
 4. other
 - C. Method of Disposal
 1. Surface
 2. Trench
 3. injection well
 4. barrels/containers
 5. other
 - D. Site contents
 1. Municipal
 2. construction/demolition
 3. industrial
 4. tree/brush
 5. agricultural/nursery debris
 6. sludge from sewage treatment plant
 7. fly ash from power generator
 8. other
 - E. Volume of waste
 - F. Depth of waste
 - G. Period of operation
 - H. Generator(s) of waste
 - I. Site owner(s) during period of operation
 - J. Current site owner(s)
 - K. Land use prior to waste disposal
 1. wetland
 2. extraction
 3. steep slope
 4. other
 - L. Subsurface conditions prior to waste disposal
 - M. Site permits; regulatory agency; date(s) of permit; permit conditions
 - N. Control methods to limit access, if any
 - O. Site closure plans



- P. Nearby water wells
- Q. Present condition of land (i.e., type of vegetation, signs of waste)
- II. Construction Plans
 - A. Description of construction activity to occur in the waste disposal site area including buildings, foundations, installations of utilities, etc.
 - B. Details regarding any special construction techniques required due to work within the waste disposal area
 - C. Results of existing test holes or borings within the waste disposal area including information on depth of waste and depth to groundwater and bedrock and groundwater flow direction
 - D. Existing water sampling test results for EPA priority pollutants for groundwater and leachate seeps
 - E. Need for special safety procedures for worker protection and how these will be provided
- III. Evaluation
 - A. The impact of the waste disposal site on the proposed development
 - B. If a private water well is to be the source of drinking water, the potential impact of the waste site on the water quality
 - C. Impact of drainage facilities on generation of leachate from the waste disposal site
 - D. Summary of current land use on site including visible signs of waste, mounding, and/or evidence of vegetation stress

The developer should first consult with the Monroe County Environmental Management Council for existing information on the waste disposal site. The Landfill Review Committee will review the information submitted and may request additional test holes, water samples, or other data prior to making final recommendations for site development.



SEQR

617.21
Appendix F
State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Project Number _____ Date _____

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article B (State Environmental Quality Review Act) of the Environmental Conservation Law.

The _____, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental impact Statement will not be prepared.

Name of Action:

SEQR STATUS: Type I
Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)



SEQR Negative Declaration

Page 2

Reasons Supporting This Determination: (See 617.6 (g) for requirements-of this-determination; see 617.6(h) for Conditioned Negative Declaration)

If conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed.

For Further Information:

Contact Person:

Address:

Telephone Number:

For Type 1 Action and Conditioned Negative Declarations, a Copy of this Notice Sent to:

Commissioner, Department of Environmental Conservation, 50 Wolf Road, Albany, NY 12233-0001

Appropriate Regional Office of the Department of Environmental Conservation Office of the Chief Executive Officer of the political subdivision in which the action will be principally located.

Applicant (if any)

Other involved agencies (if any)



APPENDIX A
EAF
ENVIRONMENTAL ASSESSMENT – PART 1
Project Information

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire Data Sheet. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete PARTS 2 AND 3.

It is expected that completion of the EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF PROJECT	NAME AND ADDRESS OF OWNER (IF DIFFERENT)
_____	_____
_____	_____
_____	_____
_____	_____
NAME AND ADDRESS OF APPLICANT:	Phone Number: _____
_____	FAX Number: _____
_____	Email address: _____

(PLEASE COMPLETE EACH QUESTION -Indicate NA if not applicable)

A. SITE DESCRIPTION

(Physical setting of overall project, both developed and undeveloped areas)

1. General character of the land: Generally uniform slope _____ Generally uneven and rolling or irregular _____
2. Present land use: Urban _____ Industrial _____ Commercial _____ Suburban _____ Rural _____ Forest _____ Agriculture _____ Other _____
3. Total acreage of project area: _____ Acres
Approximate acreage:

<u>Presently ----- After Completion</u>	<u>Presently ----- After Completion</u>
Meadow or Brush land _____ Acres _____	Water Surface Area _____ Acres _____
Forested _____ Acres _____	Unvegetated (Rock, Earth, or fill) _____ Acres _____
Agricultural _____ Acres _____	Roads, Buildings, & Other paved surfaces _____ Acres _____
Wetland (Per Art. 24, 25 or FCL) _____ Acres _____	Other _____ Acres _____

4. What is predominant soil type(s) on project site?
5. Bedrock:
 - a. Are there bedrock outcroppings on project site? _____ Yes _____ No
 - b. What is depth to bedrock? _____ (in feet)
6. Approximate percentage of proposed project site with slopes: 0-10% _____ 10%-15% _____ 15% or greater _____
7. Is project contiguous to, or contain a building or site listed on the National Register of Historic Places? _____ Yes _____ No