



TOWN OF ROCHESTER

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LOCAL LAW #3 OF THE YEAR 2005
A LOCAL LAW AMENDING CHAPTER 140, ARTICLE IX
OF THE CODE OF THE TOWN OF ROCHESTER
REGARDING SITE PLAN PROCEDURE

§1 The Code of the Town of Rochester §140-49(A) shall be amended to read as follows:

A. The Planning Board shall consider the public health, safety and general welfare, the comfort and convenience of the public in general and the residents of the immediate neighborhood in particular and shall consider all applicable requirements of this chapter. The Planning Board in its discretion may require the following of applicants:

1. Name and address of applicant.
2. Name and address of owner.
3. Name and location of project.
4. Tax Map Data (Section-Block-Lot).
5. Total area of the project site (acres).
6. Location map drawn at a scale of one inch equals not more than 2,000 feet, showing the relationship of the proposed site plan to the adjacent properties and to the general surrounding area including.
7. Adjoining parcels of land together with names of the record owners.
8. Highways or other major improvements.
9. Boundaries and designations of zoning districts affecting the site.
 10. Date of plan preparation and/or date of plan revision.
 11. Scale of Plan and placement of North Arrow.
 12. If the application involves physical disturbance to the site, construction of additional buildings, or alterations of site drainage, all site plans must be signed and sealed by a NYS licensed Engineer and/or Architect, unless otherwise specified by the Planning Board.
 13. A space shall be provided for the appropriate approvals.
 14. Applicable note pertaining to the owner's review and concurrence with the Plan together with the owner's signature.
 15. Submission of a Survey signed and sealed by a NYS licensed land surveyor, unless otherwise specified by the Planning Board.

16. If a survey exists, indicate any reference to the Survey and topographic data used in the preparation of the Plan (i.e. file map date, file map number).

17. Zoning table showing what is required in a particular zoning district and what the applicant is proposing.

18. Illustration of zoning district boundaries.

19. The applicant shall provide the following information regarding utilities on and within 200 feet of the tract: location of septic tanks and leaching fields, direction of flow and size of sanitary sewers, storm sewers, culverts, water mains, and gas lines, location of fire hydrants, utility poles, and street lighting.

20. The location, size and use of all existing and proposed buildings and structures.

21. If physical disturbance is proposed or if drainage features are altered, existing topography and proposed grade elevations at a contour interval of 2 feet shall be provided, unless otherwise specified by the Planning Board. The applicant shall provide the source of the contour data.

22. Soil types using data available from the Ulster County Soil Conservation Service.

23. The location, size and purpose of all existing easements, reservations, and areas to be dedicated.

24. Existing lot lines with accurate metes and bounds.

25. Minimum building setback lines.

26. Proposed limits of disturbance and clearing shall be illustrated on the Plan. The total area of disturbance is to be indicated on the plan.

27. General site conditions, including, but not limited to, orchards, landscaping, wooded areas, and other conditions that may impact the site.

28. Flood elevations and boundaries of on-site floodplains and floodways.

29. Existing lakes, ponds, streams (include stream classification), watercourses, wetlands, vernal pools, wetland buffers, and wet areas.

30. Existing and proposed drainage ways and all drainage structures in and near the site and those which may be impacted shall be illustrated on the Plan.

31. Terrain with slopes that fall within 15% to 20% and slopes in excess of 20% shall be illustrated on the Plan.

32. The location of all existing and proposed site improvements, including pavements, walks, curbing, drains, culverts, retaining walls, fences, parks, open space and recreation facilities, stone walls and other stone structures.

33. The size and location of all existing and proposed off-street parking stalls shall be illustrated on the Plan, including loading areas and handicap stalls and signage.

34. Traffic circulation patterns shall be illustrated on the Plan using arrows.

35. Proposed road/driveway profiles including existing and proposed grades, centerline grades, vertical curves, utilities, drainage structures, and other improvements, unless otherwise specified by the Planning Board.

36. Illustration and description of the method of sewage disposal and location of such facilities.

37. Proposed water supply, either individual well designs or connection with an existing water supply system to provide water for domestic consumption and fire protection.

38. Architectural elevations and floor plans shall be submitted for review, unless otherwise specified by the Planning Board.

39. The location, height, design and size of all temporary and permanent signs.

40. Identification of proposed landscaping and buffer screening areas, including a landscape plan, and species and quantities of proposed vegetation.

41. The location, direction, power, and design of lighting.

42. The location and character of all power distribution and transmission lines.

43. The location and description of all subsurface site improvements and facilities.

44. A grading plan showing before and after contours. The plan should also show the extent and amount of cut and fill for all disturbed areas, including before and after profiles of typical development areas, parking lots and roads and the disposition of any cut and fill in excess of 750 cubic yards, unless otherwise specified by the Planning Board.

45. If the proposed action is a non-residential use and will disturb one acre or more, a Full Stormwater Pollution Prevention Plan (SWPPP) will be required. The SWPPP shall be in conformance with the "New York State Stormwater Design Manual" standards and propose water quantitative and qualitative measures in accordance with the above noted Manual. An Erosion and Sediment Control Plan should be provided as part of the SWPPP and should include temporary and permanent methods of stabilization. If the proposed action involves a residential use and the amount of disturbance is between one and five acres, an Erosion and Sediment Control Plan will be required. All erosion and sediment control measures should be in conformance with the "New York Guidelines for Urban Erosion and Sediment Control". The Applicant will be required to submit a Notice of intent (NOI) to the NYSDEC and the Town prior to commencement of construction.

§2 Effective Date. This Local Law shall take effect immediately when it is filed in the Office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.