

SITE PLAN REVIEW (§ 850-19.C.1)

In reviewing site plans, the Planning Commission shall determine that the proposed site plan and structures will compare favorably with community standards, other neighborhood improvements, and the properly intended and planned appearance throughout any street or neighborhood, using the intent and objectives of the Comprehensive Plan and of this chapter.

A public hearing shall be conducted in accordance with General City Law § 27-a.

In reviewing said site plans, the Planning Commission shall determine that all of the requirements of this chapter are maintained, including off-street parking regulations, landscaping, buffering, and all other considerations contained in Article VIII, Special Regulations, and the schedules of this chapter, and architectural review as contained in Subsection C(3) of this section.

Required Submissions.

The applicant shall submit through the Zoning Officer the following plans and drawings:

- A. A site plan or plans, drawn at a scale adequate to show clearly the following:
 1. The dimensions, orientation, and acreage of each lot or plot to be built on or otherwise used;
 2. Layout of the entire project, and its relation to surrounding properties and existing buildings thereon;
 3. Location and dimensions of all buildings existing and to be constructed on the subject property, including setback dimensions from property lines;
 4. Location and dimensions of points of entry and exit for motor vehicles, and internal vehicular circulation patterns, including road widths;
 5. Location and layout of all areas to be used for off-street parking, loading and unloading, including notation of materials to be used for surfacing such areas;
 6. The location and dimensions of sidewalks, walkways and other areas established for pedestrian use;
 7. Location of any proposed water, sewer, or storm drainage lines;
 8. Locations of existing and proposed landscaping, plantings, and screenings, including identification of botanical species, and the design and treatment of open areas, buffer areas and screening devices, including dimensions of all areas devoted to lawns, trees and other landscaping devices;
 9. Location of walls, fences, and railings, and the indication of their height and materials of their construction;
 10. Indication of exterior lighting adequate to determine its character and enable review of possible hazards and disturbances to the public and adjacent properties;
 11. Location of any proposed signage;
 12. For any development proposed on site areas which have previously been land filled, or where the history of the site may indicate past burying or dumping of contaminated materials: soil boring tests adequate to determine the nature of the fill soils and other buried materials on site;
 13. For any proposed structures in excess of 35 feet in height above existing grade level: soil boring tests adequate to determine the depth to bedrock and the bearing capacity of the subsurface soils;
 14. Other such data and plans as the Planning Commission may deem necessary, including:
 - a. Existing and proposed topography and natural features of the site.
 - b. Identification of any portions of the site susceptible to flooding or ponding, and permeability of the site soils.
 - c. A drainage report which indicates whether the proposed method of storm water disposal will adequately handle the quantity of runoff from the developed and adjacent sites, if pertinent.
 - d. Landscape plans (per #8 above) prepared and stamped by a licensed landscape architect.