

§ 155-64. Application for site plan approval.

An application for site plan approval shall be made, in writing, to the Building Inspector/Code Enforcement Officer 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 plans shall be prepared by an engineer or architect licensed in New York State, unless specifically waived by the Planning Board pursuant to § 155-61B. Plans shall also be submitted electronically in GIS or CAD format.

A. Site plan checklist:

- (1) Title of drawing, including name and address of applicant and person responsible for preparation of such drawing.
- (2) North arrow, scale and date.
- (3) Boundaries of the property, plotted to scale.
- (4) Existing watercourses.
- (5) Grading and drainage plan, showing existing and proposed contours.
- (6) Location, design, type of construction, proposed use and exterior dimensions of all buildings.
- (7) Location, design and construction materials of all parking and truck-loading areas, showing access and egress.
- (8) Provision for pedestrian access, including sidewalks and street furniture.
- (9) Location of any outdoor storage, loading areas and/or dumpsters.
- (10) Location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls and fences.
- (11) Description of the method of sewage disposal and location, design and construction materials of such facilities.
- (12) Description of the method of securing public water and the location, design and construction materials of such facilities.
- (13) Location of fire and other emergency zones, including the location of fire hydrants.

- (14) Location, design and construction materials of all energy distribution facilities, including electrical, gas and solar energy.
 - (15) Location, size and design and construction materials of all proposed signs.
 - (16) Location and proposed development of all buffer areas, including existing vegetative cover.
 - (17) Location and design of outdoor lighting facilities.
 - (18) Designation of the amount of building area proposed for retail sales or similar commercial activity.
 - (19) General landscaping plan and planting schedule.
 - (20) An estimated project construction schedule and phasing sequences.
 - (21) Record of application for and approval status of all necessary permits from state, federal and county officials.
 - (22) Identification of any state or county permits required for the project's execution.
 - (23) Other elements to the proposed development as considered necessary by the Planning Board, including, within reason, engineering plans to illustrate grading plan, public or private utilities systems, sewer and water facilities, and such other supporting data as may be necessary, and identifications of any federal, state or county permits required for the project's execution.
- B. Additional requirements. In addition to the above, the Planning Board may require the applicant to submit additional information to aid in rendering a decision. Additional information may include, but is not limited to:
- (1) Traffic study to show impact of project on existing traffic patterns.
 - (2) On-site testing for water quantity and/or quality.
 - (3) Study to review the potential for air pollution when a use is identified as releasing possible pollutants.
 - (4) Study to indicate the project's impact on groundwater and adjacent watercourses in regard to increased water runoff and/or release of effluent to a nearby stream.

(5) Project's impact on existing public services such as ambulance services, fire service, hospitals, utilities and schools.

C. Required fee. An application fee shall be required for site plan review and approval as set by the Village of Coxsackie Fee Schedule.