

VILLAGE OF CALEDONIA  
SITE DEVELOPMENT PLAN REGULATIONS

Pursuant to authorization granted by the Caledonia Village Board to the Planning Board which grants the Planning Board powers to approve, approve with modifications, or disapprove site development plans in accordance with Village Law, Chapter 215, Article XII and provided for in the Village's Zoning Ordinance; these regulations and rules have been adopted by the Planning Board and approved by the Village Board to provide the standards and to serve as the basis for judging the merits of all proposals submitted to the Planning Board for its review and action.

The site development plan components, which must be submitted for approval, consist generally of five categories: (1) legal data, (2) impact on the environs, (3) natural features, (4) existing man-made features, and (5) proposed development. These components are listed by category below. A checklist with these components is available to assist the applicant and the Planning Board in the submission and review process.

During the pre-submission conference, the Planning Board will determine with the applicant, what components would be addressed by the applicant, based on the nature of the proposal. Such factors as scale of the proposal, its complexity, potential impact on environs, type and intensity of land use, and existing natural features will be considered in making this determination.

I. Legal Data

1. Name and address of applicant and authorization of owner if different from applicant.
2. Name and address of owner(s) of record, if different from applicant.
3. Name and address of person or firm preparing the plan and map.
4. Ownership intentions, such as purchase goods.
5. Current zoning classification of property, including exact zoning boundary if in more than one district.
6. Property boundary line plotted to scale. Distances, angles and area should be shown.
7. North arrow, scale and date.

8. Locations, widths, elevations and names of existing and proposed adjacent streets.
9. Property lines and names of owners of adjoining parcels.
10. Location, width and purpose of all existing and proposed easements, setbacks, reservations and areas dedicated to public use within and adjoining the property.
11. Description of all existing deed restrictions or covenants applying to the property.
12. Record of the application and approval status of all necessary state and country permits. (Final only.)

Another element, necessary to determine conformity with the intent of the regulations, is the identification of any state or county permits required for execution of the project.

## II. Impact of the proposal on environs

1. Relationship to adjacent and nearby land uses; both public and private.
2. Relationship to existing and proposed traffic patterns.
3. Relationship to existing and projected water supply, sewage disposal and similar service capabilities.
4. Relationship to the community's ability to provide adequate recreation, education, fire protection and similar facilities and services to its residents.
5. Visual compatibility with surroundings.
6. Effect on air and water quality standards applicable primarily to industrial site development plans.
7. Effect on energy consumption and conservation. Draft Environmental Impact Statement (DEIS) and Environmental Impact Statement (EIS) will be required if the reviewing agency deems the proposal to be significant pursuant to the "State Environmental Quality Review Act (SEQRA).

## III. Natural features

1. Geologic features, such as depth to bedrock and the location of rock outcrops.
2. Topographic features, including a map showing existing contour intervals of no more than five feet. Two foot contour intervals should be required if the

- topography is relatively flat. Areas of steep slopes should be delineated as necessary.
3. Vegetative cover, including existing wooded areas, significant isolated trees and similar features.
  4. Soil characteristics, such as load bearing capacity and drainage capacity.
  5. Hydrologic features should include drainage and runoff patterns, flood hazard areas, wetlands and depth to groundwater.

#### IV. Existing development and infrastructure

1. Location and dimensions of major buildings and structures.
2. Location and width of roads and paths, including site access.
3. Location, size and flow direction of sewers, water supply lines and culverts. Major electric, gas and telephone lines and appurtenances should also be shown.
4. Location of other existing development and uses, including parking and loading areas, fences, trees and landscaping.

#### V. Proposed development

1. Grading and drainage plan showing proposed topography at appropriate contour intervals. This information can be combined with the map of existing topography if it can be clearly depicted.
2. Location, proposed use and height of buildings and other structures, such as retaining walls, fences, outdoor storage tanks, air conditioning units and waste disposal units.
3. Location, proposed use, design and construction materials of improvements not requiring structures, such as parking, loading, and outdoor storage areas.
4. Location and arrangement of site access and egress, including all paths for pedestrian and vehicular travel within the site. Information should include profiles and cross-sections of roadways and sidewalks showing grades, widths and location and size of utility lines.
5. Location and size of water and sewer disposal other than extensions of existing systems should be described, including location, design and construction materials.

6. Location, design and construction materials of all energy distribution facilities, including electric, gas and solar energy.
7. Location, size and design of all outdoor lighting facilities and public address systems.
8. Location, size, design and construction materials of all outdoor signs.
9. General landscaping plan and planting schedule, including the treatment of buffer areas and the location and types of trees to be planted.
10. Estimated project construction schedule with possible phasing plan for large projects. (Final only.)
11. Additional specifications for materials.
12. Letter of credit, amount, completion schedule, public improvements covered, and inspection.

#### Development standards and specifications

Final site development plans and construction shall be based on construction standards and specifications contained in the Village Adopted "Design Criteria and Construction Specifications for Land Development." The Planning Board will work with the applicant or his representative in determining what elements of the plan proposal may be subject to these standards and specifications and where they may be found in these supplementary regulations. In the case of major site plans, the Planning Board will ask the Village Engineer to assist in the review process, and to work closely with the applicant's engineer or architect.