

TOWN OF LEWISTON
Planning & Zoning Board
Application for Site Plan Review

Sketch

Site

Date _____

Section 1 – Data

Developer Name _____ Telephone _____

Mailing Address _____ Zip Code _____

Name of Contact Person _____ Telephone _____

Owner Name (if different) _____ Telephone _____

Mailing Address _____ Zip Code _____

Prepared by: Name _____ Telephone _____

Mailing Address _____ Zip Code _____

Section 2 – Fee

Fee Paid \$ _____ Received by: (signature) _____ date _____

Section 3 – Land Use Data

Location of site (address) _____

Tax Map Description: Section _____ Block _____ Lot _____

Current Zoning Classification _____ Anticipated Construction Time _____

Will development be staged? _____ Explain _____

Detailed Description of Proposed Development _____

Proposed Use(s) of Site _____

Total Site Area (square feet or acres) _____

State & Federal permits required (list type and appropriate department) _____

Section 4 – Land Condition Data

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

Current condition of the site (buildings, brush, etc.) _____

Character of surrounding land (suburban, agriculture, wetlands, etc.) _____

Section 5 – Cost & Use of Data

Estimated cost of proposed improvement \$ _____

Anticipated increases in number of residents, shoppers, employees, etc. _____

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

- For residential building include number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces
- For nonresidential building, include total floor area and total sales area; number of automobiles and truck parking spaces, etc.
- Other proposed structure(s) (use separate sheet if needed) _____

Section 6 – Important Reminders

- This application is not complete until the appropriate Site Plan Review Guidelines are completed, initialed and attached. The Guidelines detail the requirements that must be addressed to assure the plat will conform to Town standards. It is prepared for your convenience to expedite the approval process.
- The developer and/or authorized representative shall attend the scheduled meeting(s) of the Planning Board to discuss street layout, recreation areas, system of drainage, sewerage, water supply, soil removal, etc.
- Plat shall be submitted in three marked copies accompanied by the required fee and completed Environmental Assessment Form (SEQRA).
- The fee, application and required support data are due into the Building Department at least five business days prior to the regular Planning Board meeting. Please, there can be no exceptions.
- Proof of ownership if property must be submitted with the application. If this requirement is not adhered to, the application will be deemed incomplete.
- Plans must conform to all requirements of the Town's Public Improvement Permit (PIP) and to Town standard details.

Section 7 – Fire Safety

Construction documents for proposed fire apparatus access, location of fire lanes and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the Code Enforcement official for review and approval subsequent to the Planning Board review and prior to submission of the Final Site/Subdivision Plan. (RE: Sec 501, Chapter 5, Fire Service Features, Fire Code of New York State)

Section 8 – Action Requiring Niagara County Planning Board Approval

- Zoning ordinance amendments or local laws having a town-wide effect.
- Proposed new developments or subdivisions coming within 100 feet of a designated creek or stream.
- Proposed new development or subdivision that impact New York or federally designated wetlands.
- Proposed new development or subdivision coming with a flood plan.
- Proposed new development or subdivision coming with agriculture district.
- Developments/operations involving strip mining.
- Development within 500 feet of a federal, state or county road.
- Development within 500 feet of any municipal or park boundary.

Section 9 – Assistance

- Site Plan guidance and assistance are available by contacting the Building Department office, 1375 Ridge Road, Lewiston, NY 14092, Monday through Friday during the hours of 8:30 am to 4 pm, telephone 716-754-8213.

Section 10 – Other Comments/Requirements

- Additional copies of this form may be downloaded at www.townoflewiston.us
- When this form is completed, reproduce a copy for your files. The Planning Board will retain the original.
- This application is complete only when accompanied by the required guidelines and support data.

Section 11 – Petitioner Certification

To the best of my knowledge, the above information is true and accurate.

Section 12 – Signature

Signature of Developer or Authorized Representative

Date