TOWN OF NICHOLS SITE PLAN REVIEW CHECKLIST

Please check off items as they are completed.

- Site Plan Review fee $_____
- Completed Site Plan Review Application Form
- Completed Environmental Assessment Form Full or Short (depending on circumstances)
- Sketch Plan – Provide 14 days prior to initial review of Town of Nichols Planning Board meeting.
- Site Plan to include the following:
  - ☐ Title of drawing , including name and address of applicant and person responsible for the preparation of such drawing;
  - ☐ North arrow, scale and date;
  - ☐ A statement and drawing that clearly shows locations and dimensions of principal and accessory structures, parking and truck-loading areas (access & egress), access signs (with descriptions), existing and proposed vegetation, and other planned features; and, where applicable, measures and features to comply with flood hazard and flood insurance regulations;
  - ☐ An area map showing the parcel under consideration for site plan review and all properties subdivisions, streets, rights-of-way, easements and other pertinent features within 200 feet of the boundaries of the parcel;
  - ☐ Boundaries of the property plotted to scale showing proposed construction within those boundaries, identifying the owners of abutting parcels;
  - ☐ A topographic or contour map of adequate scale and detail to show site topography and anticipated changes in the existing topography and natural features;
  - ☐ Drainage plan should include: grading; existing and proposed contours; rock outcrops and depth to bedrock; soil name, soil map symbol and soil characteristics as identified in the Tioga county Soil Survey; and watercourses
  - ☐ Location, design, type of construction, proposed use and exterior dimensions of all buildings;
  - ☐ Provisions for pedestrian access;
  - ☐ Location and design of outdoor storage, if any;
  - ☐ Description of the method of sewage disposal and location, design and construction materials of such facilities;
  - ☐ Location, design and construction materials of all existing or proposed site improvements including drains, culverts, retaining walls and fences;
  - ☐ Description of the method of securing water supply and location;
  - ☐ Location of fire and other emergency zones, including the location of fire hydrants and/or potential fire ponds;
  - ☐ Location and design of all energy distribution facilities, including electrical, gas and solar and wind energy;
  - ☐ Location, size and design of all proposed signs;
  - ☐ Location and proposed development of all buffer areas, including existing vegetative cover;

- ☐ Location and design of outdoor lighting facilities;
- ☐ Identification of the location and amount of building area proposed for retail sales or similar commercial activity;
- ☐ General landscaping plan and planting schedule;
- ☐ An estimated project construction schedule;
- ☐ Identification of any permits from other governmental bodies required for the project's execution;
- ☐ Record of application for and status of all necessary permits from other governmental bodies;
- ☐ For projects classified as Type I under the State Environmental quality Review act (SEQRA), a full environmental assessment form (EAF) is required. For projects classified as "unlisted" under SEQRA, a short environmental assessment form (EAF) is required. After review of these documents, the Planning Board may require additional information;
- ☐ An agriculture data statement (ADS) must be submitted if the proposed project occurs on property within an agricultural district containing a farm operation or on property with boundaries within 500 feet of a farm operation within an agricultural district;
- ☐ Other elements integral to the proposed development as may be considered necessary in the particular case by the Planning Board;
- ☐ Disclosure of any hazardous material to be used on site and description storage/waste disposal plan for such hazardous waste.