

**APPLICATION FOR SITE PLAN REVIEW
TO BE COMPLETED BY APPLICANT**DATE 11-8-23PROJECT NAME Companionship Doggie DaycareAPPLICANT Ribeca Wheeler PH 518 390 7016ADDRESS 4269 Killbuck Rd Great Valley NY 14741EMAIL ADDRESS companionship1@gmail.comPROPERTY OWNER Mark Smith ie Gercoast Asphalt PH 716 861 4600ADDRESS 13870 Taylor Hollow Rd Collins, NY 14034

EMAIL ADDRESS _____

ENGINEER/ARCHITECT N/A PH _____

ADDRESS _____

EMAIL ADDRESS _____

SBL# TAX 10# 73.002-2-8.2EXISTING ZONING Com 1PROJECT DESCRIPTION (Include all uses and any required construction) no construction required or requested. A change of zoning to include dog daycare along with to already zoned pet grooming.SIZE OF LOT (acres) 1.96 ACREAGE TO BE DEVELOPED 0GROSS FLOOR AREA (sq. ft.) 900EXISTING USE(S) ON PROPERTY pet grooming/retailPROPOSED USE(S) ON PROPERTY dog daycare

EXISTING STREET FRONTAGE(S) _____

EXISTING USE(S) ON ALL ABUTTING PROPERTY _____

PUBLIC SEWER YES _____ NO ☒ PUBLIC WATER YES _____ NO ☒**APPLICATION WILL NOT BE ACCEPTED WITHOUT COMPLETION OF ALL
REQUIREMENTS LISTED HEREIN****TO BE COMPLETED BY THE TOWN OF GREAT VALLEY**

FILE# _____

DATED RECEIVED _____ BY _____

APPLICATION DEADLINE _____ PRE-SUBMITTAL APPOINTMENT _____

PLANNING BOARD MEETING DATE _____

PUBLIC HEARING DATE _____

CATTARUGUS COUNTY REFERRAL REQUIRED _____ YES _____ NO

SEQR DETERMINATION TYPE 1 UNLISTED _____ TYPE 2 _____ DATE OF DECISION _____

PLANNING BOARD APPROVAL DATE _____

SITE PLAN EXPIRATION DATE _____

APPROVALS REQUIRED:

☐ SITE PLAN☐ SPECIAL USE PERMIT☐ ZONING AMMENDMENT☐ SUBDIVISION

Site Plan Review

APPLICANT CHECKLIST FOR SITE PLAN REVIEW

An application for site plan approval shall be accompanied by information drawn from the following checklist, as determined by the Planning Board after a determination as to whether the proposed project is a Minor or Major Site Plan. The formal Site Plan that is submitted for approval shall be prepared by and show the signature or seal of a licensed engineer, architect, landscape architect, or surveyor as appropriate. The Site Plan application shall include the following information, unless the Planning Board has determined that a specific item is not necessary:

- (1) NA Title of drawing, including name and address of applicant and person responsible for preparation of such drawing.
- (2) NA North arrow, scale and date.
- (3) NA A survey of the proposed development, including its acreage and a legal description thereof with boundaries plotted to scale.
- (4) NA Location of survey datum.
- (5) NA Drainage plan showing existing and finished contours and grades. Location of any slopes of five percent (5%) or greater.
- (6) NA Water supply plan, including location of fire lanes and hydrants.
- (7) NA Description of the method of securing water supply and location, design and construction materials of such facilities.
- (8) NA Description of the method of sewage disposal and location, design and construction materials of such facilities.
- (9) NA Location, design, type of construction, proposed use and exterior dimensions of all buildings.
- (10) NA Location, proposed use, height, building elevations and floor plans of all nonresidential and all residential structures, yard dimensions and location of all parking, loading and stacking areas with access drives.
- (11) NA Location of outdoor storage, if any.
- (12) NA Identification of the location and amount of building area proposed for retail sales or similar commercial activity.

- (13) NA Location, design and construction materials of all energy distribution facilities, including electrical, gas, oil, solar and wind energy.
 - (14) NA Location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls and fences.
 - (15) NA The lines of existing and proposed streets, crosswalks and sidewalks, immediately adjoining and within the proposed site showing pedestrian access, and the names of all proposed streets.
 - (16) NP Location and proposed development of all open spaces, including parks, playgrounds and open reservations.
 - (17) NA Location and proposed development of all buffer areas, including existing vegetative cover.
 - (18) NA General landscaping plan.
 - (19) NA Location and design of outdoor lighting facilities.
 - (20) NA Location, size and design and type of construction of all proposed signs.
 - (21) NP An estimated project construction schedule.
 - (22) NA Identification of any County, State or Federal permits required for the project's execution, and documentation of application for and approval status of all necessary permits from the County, State, or Federal officials.
 - (23) ✓ Description of operations. The nature and intensity of the operation and its compatibility with surrounding development.
 - (24) ✓ The means by which surrounding properties will be protected from any objectionable influences, such as noise, glare, dust, vibration, fire hazards, air pollution, water pollution, soil erosion and traffic.
 - (25) Additional data on other elements integral to the proposed development may be requested of a property owner or his or her agent by the Planning Board as it deems necessary and pertinent to carry out its responsibility for Site Plan review as provided in this Law.
 - (26) ✓ SEQRA Environmental Assessment Form
 - (27) ✓ All required fees.
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Standards for Review of Site Plan

- A. Consistency with Other Plans and Laws.** The Site Plan shall be in conformance with this Local Law, the Town's Comprehensive Plan and all other applicable laws, ordinances and regulations.
- B. General Standards.** The Planning Board's review of the Site Plan shall include, as appropriate, but is not limited to, the following general considerations:
- (1) ☒ Location, arrangements, size, design and general site compatibility of buildings, lighting and signs.
 - (2) ☐ NA Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers and traffic controls.
 - (3) ☒ Location, arrangement, appearance and sufficiency of off-street parking and loading.
 - (4) ☒ Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.
 - (5) ☐ NA Adequacy of storm water and drainage facilities, as approved by the Town Engineer.
 - (6) ☐ NA Adequacy of water supply and sewerage disposal facilities.
 - (7) ☐ NA Adequacy of fire lanes and other emergency zones and the provision of fire hydrants.
 - (8) ☐ NA Adequacy and impact of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion.
 - (9) ☐ NA Adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise buffer between the applicant's and adjoining lands, including the maximum retention of existing vegetation.
 - (10) ☒ Location, size, use of structure, nature and intensity of operations involved, size of site in relation to proposed use, and location of site with respect to streets giving access to it are such that it will be in harmony with the orderly development of the District.

- (11) ☒ Location, nature, architectural characteristics and height of buildings, walls and fences will not discourage the appropriate development and use of adjacent land and buildings, or impair their value.
- (12) ☒ Protection of adjacent or neighboring properties against noise, glare, unsightliness or nuisances.
- (13) ☒ Protection of solar access on adjacent or neighboring properties.
- (14) ☒ In the case of apartment complex or other multiple dwelling, the adequacy of usable open space for play areas and informal recreation, and access or proximity to routine, day-to-day retail goods and services.

NOTES:

I am requesting no changes whatsoever to the existing structure, lot or property. I am only requesting that the zoning which is approved for pet grooming also include dog daycare.