



TOWN OF AMHERST PLANNING DEPARTMENT

Application for Major Site Plan Review

For Official Use

File #: _____ **Acreage** _____ **Fee \$** _____

Address Verified by Assessor's Office

_____ VERIFIED BY _____ DATE

Materials Received by Planning Department

_____ RECEIVED BY _____ DATE

Fee Paid to Town Clerk

_____ RECEIVED BY _____ DATE

Site Plan Review

Fill In Applicable Fees

1 acre or less	\$1,250.00	_____
Each additional acre or fraction thereof	\$ 650.00/acre	_____
Amendments to Site Plans	\$1,200.00	_____
Request for Relief of / Change to Conditions of Site Plan Approval	\$1,200.00	_____
Request for Extension of Site Plan Approval	\$ 450.00	_____

Stormwater Pollution Prevention Plan

1 - 4.99 Acres	\$ 500.00	_____
5 - 10 Acres	\$ 750.00	_____
>10 Acres	\$1,000.00	_____

Affidavit Fee for Public Hearing

\$ 15.00 _____

TOTAL FEE: \$ _____

To Be Completed By Applicant

Petitioner: Name: New Road Solar 1, LLC; c/o Sol Source Power [contact -Steve Long]

Address: 1 Washington Place

Troy NY 12180
city state zip code

Phone: (603) 455-9483 Fax: _____

E Mail: Steve@solsourcepower.com

Representative (Architect, Engineer, Landscape Architect, Surveyor, or Attorney):

Name: Erdman Anthony Consulting Engineers [contact - Marc Kenward]

Address: 145 Culver Rd., Suite 200

<u>Rochester</u>	<u>NY</u>	<u>14620</u>
city	state	zip code

Phone: (585) 427-8888 Fax: _____

E Mail: KenwardMD@erdmananthony.com

Project Location (must be verified by Town Assessor's Office):

Address: 850 New Road, Amherst, NY 14228 &

800 New Road, Amherst, NY 14228

SBL No(s): 16.00-2-14.1 & 16.00-2-14.2

Project Name: New Road Solar 1, LLC.

Project Description: The proposed project will construct and operate a 5 Mw (AC) ground-mounted utility grade solar energy system on 28.77 +/- acres of a combined parcel area of 51.98 acres of agricultural land.

If this petition is an amendment to a previously approved site plan, please describe the proposed changes (include type and size of existing structures and number of existing parking spaces):

Gross Floor Area (non-residential):
 existing proposed total

Gross Floor Area Residential:
 existing proposed total

Number of Residential Units:
 existing proposed total

Number of Parking Spaces:
 existing proposed total

Acreage of Parcel: 40.468 Acres (850 New Road)
 (list each parcel separately) 11.511 Acres (800 New Road)

Frontage on Public Roads: 60 ft
 (list each road separately) _____

Existing Zoning District(s) Suburban Agricultural & General Business

Current Planning/Application Forms 2019/Major Site Plan Application Form 2019
 REVISED February 2021

Site Plan Submittal Requirements and Checklist

The following checklist outlines the information required by the Planning Department to accept a Site Plan application for review. ***It is strongly recommended that you make an appointment with Planning Staff to determine which items apply to your application.***

Item No.	Item	Submitted	Official use
I Basic Drawing Information			
1.0	Drawing size not to exceed 24" x 36"		
2.0	Title of Drawing		
3.0	Name and address of Applicant		
4.0	Name of person preparing drawing		
5.0	Wet seal/raised seal and signature of NYS licensed architect, engineer, landscape architect, or surveyor (as applicable)		
6.0	Project address		
7.0	Zoning of subject property and adjacent parcels		
8.0	North point, scale, date, and revision date(s)		
9.0	4" x 6" reserved area in lower right hand corner for official Town use		
II Structures, Paved Areas, & Open Space			
1.0	Existing and Proposed Streets		
1.1	Names of all existing and proposed streets		
1.2	Width and radii of proposed curb-cuts		
1.3	Existing curb-cuts on adjacent and opposite properties		
1.4	Show ROW width, pavement dimensions, lane widths, pavement markings, and proposed signage on proposed streets		
1.5	Show proposed ROW consistent with planned NYSDOT, Erie County, or Town road projects (if applicable)		
1.6	Show location of proposed cross access to adjacent parcels along with a draft easement		
1.7	Designation of Fire Lanes (if applicable)		
1.8	Fire apparatus access roads		
1.9	Label any proposed roads as public or private		
1.10	Location and dimensions of sidewalks		
1.11	Typical cross sections and profiles of proposed streets, pedestrian walkways, and bikeways		
2.0	Proposed Structures		
2.1	Location and complete dimensions of proposed structures		
2.2	Setback dimensions of structure(s) to all property lines		
2.3	Proposed use of structures		
2.4	Gross square feet area of each structure		
2.5	Location of all building entrances		
2.6	Indicate type of roof construction/materials		
2.7	Location, height, and design detail of existing and proposed fences and walls		
2.8	Location of light standards and building mounted lights		
2.9	Location of dumpster and detail of dumpster enclosure with gate		
2.10	Layout and dimensions of the lot(s) proposed for development		

Item No.	Item	Submitted	Official use
II Structures, Paved Areas, & Open Space (cont'd)			
3.0	Floor Plans with individual rooms and spaces labeled (fully dimensioned)		
4.0	Building elevations with height dimensions from finished grade to the highest point of the roof and to midpoint of gable or hip of a pitched roof. (fully dimensioned)		
4.1	Show screening of mechanical equipment		
5.0	Parking/Loading/Stacking Areas		
5.1	Location and complete dimensions of all paved areas		
5.2	Setback dimensions of all paved areas to property lines		
5.3	Dimension of typical parking space and drive aisles		
5.4	Location and layout of handicapped parking spaces & access aisles		
5.5	Detail of vertical signage for handicapped parking and access aisles		
5.6	Indicate minimum parking requirement & number of spaces provided		
5.7	Proposed signage for directing and guiding traffic		
5.8	Curb cut permits from NYS, Erie County, or Town (if applicable)		
5.9	Pedestrian connections (from proposed structures to public sidewalk network)		
6.0	Location and proposed development of all open spaces, including parks, playgrounds, and open reservations		
III Utilities and Drainage			
1.0	Engineers Report (bound separately from the Stormwater Pollution Prevention Plan [SWPPP])		
1.1	Stamped/sealed and signed by NYS licensed architect or professional engineer		
1.2	Proposed water service sizing, RPZ pressure and fire safety flow and pressure calculations		
1.3	Proposed sanitary sewer facility load calculations (avg. & peak flows) including calculation of the peaking factor		
1.4	Proposed storm drainage facility calculations (see information included with this application)		
2.0	Grading Plan		
2.1	Existing and proposed grades indicated (proposed grades may not exceed 1 on 3)		
3.0	Water Service		
3.1	Location, size and material of existing and proposed facilities		
3.2	Location of existing and proposed fire hydrant location(s)		
3.3	Indicate use of sprinklers, location of Fire Department connection, and proposed fire protection systems		
3.4	Existing and proposed meter/RPZ size and location		
3.5	Applicable construction details		
4.0	Sanitary Sewers		
4.1	Locations, sizes, slopes, inverts, and materials of all existing and proposed facilities		

Item No.		Submitted	Official use
III Utilities and Drainage (cont'd)			
4.2	Applicable construction details		
4.3	Proposed water/oil/grease interceptor sizing calculations by a professional engineer (if applicable)		
5.0	Storm Drainage		
5.1	Locations, sizes, slopes, inverts, and materials of existing and proposed storm drainage facilities		
5.2	Connection of roof drains to proposed drainage system		
5.3	Applicable Town Standard construction details		
5.4	Existing and proposed swales and ditches		
5.5	Detention area cross-section and high-level elevations		
5.6	County and State approval for tie-in to existing sewers		
6.0	Stormwater Pollution Prevention Plan (SWPPP) as applicable (bound separately from the Engineer's Report) See attached checklist.		
7.0	Natural Gas Service		
8.0	Location of transformers, generators and other mechanical equipment; include detail drawings (if applicable)		
9.0	Downstream Sanitary Capacity Analysis (DSCA) Report (must be submitted if proposed average flows are greater than 2,500 gallons per day)		
9.1	The DSCA Report must include a detailed downstream sewer capacity analysis and the calculations of and commitment to (via Developer commitment letter) the required financial contribution to the Town's I/I mitigation fund based on peak flow conditions. The contribution must be based on \$250 per gallon per minute of mitigated flow		
IV Lighting Plan			
1.0	Photometric plan showing light spread in foot candles at property lines		
1.1	Detail of all light standards, including dimension of height from finished grade		
1.2	Detail of all exterior lighting fixtures		
V Landscape Plan			
1.0	Wet/raised seal and signature of a licensed Landscape Architect		
2.0	Provide a calculation of the total Parking area and a calculation of interior parking area in square feet and as a percentage		
3.0	Indicate location, size, number and type of proposed landscape materials		
4.0	Indicate location, type and size of <u>all</u> existing trees 4" caliper or larger and indicate which will be removed or retained		
VI Other Required Information/General Requirements			
1.0	Complete boundary survey that includes all existing structures, acreage, legal description with reference to a property line, street, or other known feature, and easements plotted to scale by a NYS licensed land surveyor		

Item No.		Submitted	Official Use
VI Other Required Information/General Requirements (cont'd)			
1.1	Copies of all easements, reciprocal access agreement or similar leag documents		
2.0	Topographic Survey with a 30 ft. buffer outside all property lines by a NYS licensed land surveyor		
3.0	Draft of any deed restrictions, covenants, provisions for home associations and common ownership, and reciprocal easement agreements (as applicable).		
4.0	For assessment purposes, state intent to apply for condominium status (if applicable).		
5.0	<u>Completed and signed</u> Environmental Assessment Form		
5.1	Soil boring report and geotechnical report prepared by a qualified Professional Engineer (if applicable)		
5.2	Traffic Impact Study (if applicable)		
5.3	Archaeological survey (if applicable)		
5.4	Wetland Delineation report (if applicable)		
6.0	Show existing zoning(s) of both the subject property and adjacent parcels on the Site Plan and the Landscape Plan		
7.0	Location of NYSDEC wetlands (including buffer area) and/or federal wetlands; indicate jurisdictional status		
8.0	Location of Floodway and floodplain (if applicable)		
9.0	Documentation pertaining to any conditions of zonings, including copies of required deed restrictions; indicate date of rezoning and the parcel address under which it was rezoned (if applicable)		
10.0	Documentation related to any required variances granted by the ZBA		
11.0	For residential site plans, provide a statement from the appropriate school district that adequate school sites and facilities are available.		
12.0	8 1/2" X 11" reduction of primary site plan drawing (see appendix "B" of application package for specifications)		
13.0	A CD containing a PDF of all site plan drawings (Must also be provided with revised drawings)		
VII Additional Required Information for Projects in the Mixed Use Districts			
1.0	Design Advisory Board Application		
1.1	Required for Major Site Plan		
1.2	Required at the Planning Directors Discretion for Minor Site Plans		
2.0	Block & Street Network Plan		
2.1	Designation of Core, Local & Alley streets		
2.2	Dimensions of Blocks		
3.0	Block Usage Plan (as applicable)		
3.1	Designation of site usage for each block including open space areas		
4.0	Phasing Plan		

For official use only:

Approved/Date

X:\Current_Planning\Application Forms 2013 Working Doc\Major Site Plan\Site Plan Submittal Requirements and Checklist (3).doc

TOWN OF AMHERST
State Environmental Quality Review
ENVIRONMENTAL ASSESSMENT FORM
-- ADDENDUM --

1. For each applicable category of proposed new structures, including additions to existing structures, provide the following information for all soil types on the project site (*according to Soil Survey of Erie County, NY; Table 11, Building Site Development, pp 294-305*):

Soil Name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets
Lakemont Silt Loam	severe	severe	severe	severe	severe
Niagara Silt Loam	severe	severe	severe	severe	severe
Odessa Silt Loam	severe	severe	severe	severe	severe

2. If the Soil survey indicates either “severe” or “moderate” suitability for the proposed types of construction, a geotechnical and hydrological analysis based on one test per 3.5 acres of project area must be provided (per Town Board resolution, 3/17/03, amended 6/16/03).

_____ Geotechnical report attached ✓ Not applicable Utility Trenching & Electrical Equipment Pads

3. Is your property located: On Youngs Road between Dodge and Klein Roads? Yes No
 On Wehrle Dr. between Spindrift Dr. and Oakwood Rd? Yes No

If so, the property may be within an area of the Town that is affected by a moratorium on connections to the sanitary sewer system.

4. Are there alternative locations on the site for this project? Yes No

5. Location and size of real property owned by petitioner within one (1) mile of subject proposal:
- _____
- _____

6. Are you aware of current or future plans or intentions by others in the Town of Amherst to develop property within 1000± ft. of the present project request: Yes No

Describe _____

(Potential environmental impacts from adjacent or nearby projects undergoing the approval process will receive a coordinated environmental review to determine cumulative effects on common receivers (e.g. traffic and drainage corridors) and other relevant environmental concerns.)

7. Maximum number of vehicular trips to be generated per peak hour upon completion of project None
 Source: N/A

8. Will blasting occur during construction? Yes No

9. Does the project propose to connect and be tributary to the public sanitary sewer system? Yes No

10. Proposed net additional gallons per day (gpd) of sanitary sewer discharge upon completion of project:
N/A average flow N/A peak flow.

(Average flows of 2,500 gpd or greater will require an Engineer’s Report that includes a detailed downstream sewer capacity analysis and the identification of and commitment to required I/I offset work during peak wastewater flow conditions.)

11. Based on the Town’s 2011 *Reconnaissance Level Survey of Historic Resources*, is your property ‘blue-rated’ for historic significance? Yes No