



TOWN OF AMHERST PLANNING DEPARTMENT

Application for Major Site Plan Review

For Official Use

File #: SF-2023-09

Acreage 42.8±

Fee \$ 29,565

Address Verified by
Assessor's Office

VERIFIED BY _____ DATE _____

Materials Received by
Planning Department

TV 9/18/23
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	<input checked="" type="checkbox"/>
Each additional acre or fraction thereof	\$ 650.00/acre	<u>✓42</u>
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	_____
<u>Stormwater Pollution Prevention Plan</u>		
1 - 4.99 Acres	\$ 500.00	_____
5 - 10 Acres	\$ 750.00	_____
>10 Acres	\$1,000.00	<input checked="" type="checkbox"/>
<u>Affidavit Fee for Public Hearing</u>	\$ 15.00	<input checked="" type="checkbox"/>
TOTAL FEE:		\$ <u>29,565</u>

To Be Completed By Applicant

Petitioner: Name: NED-NEW ENERGY SOLAR 8 LLC

Address: 166 Taylor Drive

Depew NY 14043
city state zip code

Phone: 716.683.2505 Fax: 716.427.6501

E Mail: pv@nedrenewables.com

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

Name: Peter J. Sorgi, Esq., Hopkins Sorgi & McCarthy PLLC (Project Attorney)

Address: 726 Main Street, Suite B

<u>East Aurora</u>	<u>NY</u>	<u>14052</u>
city	state	zip code

Phone: 716.908.3289 Fax: 716.427.6501

E Mail: psorgi@hsmlegal.com

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

Address: 1050 New Road

Amherst, NY

SBL No(s): 16.00-2-10

Project Name: NED-NEW ENERGY SOLAR 8 LLC Tier III Solar Energy Project and 3-lot residential subdivision.

Project Description: This Project consists of: 1) a proposed Tier III Solar Energy Project on the rear approximately 39.6 acres of an approximately 42.8 acres site (actual solar project located to the rear 21.9 acres with 9.7 acres to remain vacant in middle of parcel) with a private driveway on New Road for access with the Solar Energy System size being 4.384 MW; and 2) a three-lot residential subdivision fronting upon New Road with lot sizes of 1.09 acres, 1.09 acres and 1.02 acres.

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):

Not Applicable

Gross Floor Area (non-residential):	<u>0</u> existing	<u>0</u> proposed	<u>0</u> total
Gross Floor Area Residential:	<u>0</u> existing	<u>TBD</u> proposed	<u>TBD</u> total
Number of Residential Units:	<u>0</u> existing	<u>3</u> proposed	<u>0</u> total
Number of Parking Spaces:	<u>0</u> existing	<u>0</u> proposed	<u>0</u> total

Acreage of Parcel: 1050 New Road: 42.8 acres
(list each parcel separately)

Frontage on Public Roads: 1050 New Road: 711 Feet
(list each road separately)

Existing Zoning District(s) Suburban Agriculture (SA)

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"	x	
2.0	Title of Drawing	x	
3.0	Name and address of Applicant	x	
4.0	Name of person preparing drawing	x	
5.0	Wet seal/raised seal and signature of NYS licensed architect, engineer, landscape architect, or surveyor (as applicable)		
6.0	Project address	x	
7.0	Zoning of subject property and adjacent parcels	x	
8.0	North point, scale, date, and revision date(s)	x	
9.0	4" x 6" reserved area in lower right hand corner for official Town use	x	
II Structures, Paved Areas, & Open Space			
1.0	Existing and Proposed Streets	x	
1.1	Names of all existing and proposed streets	x	
1.2	Width and radii of proposed curb-cuts	NA	
1.3	Existing curb-cuts on adjacent and opposite properties	x	
1.4	Show ROW width, pavement dimensions, lane widths, pavement markings, and proposed signage on proposed streets	NA	
1.5	Show proposed ROW consistent with planned NYSDOT, Erie County, or Town road projects (if applicable)	NA	
1.6	Show location of proposed cross access to adjacent parcels along with a draft easement	NA	
1.7	Designation of Fire Lanes (if applicable)	NA	
1.8	Fire apparatus access roads	NA	
1.9	Label any proposed roads as public or private	NA	
1.10	Location and dimensions of sidewalks	NA	
1.11	Typical cross sections and profiles of proposed streets, pedestrian walkways, and bikeways	NA	
2.0	Proposed Structures		
2.1	Location and complete dimensions of proposed structures	x	
2.2	Setback dimensions of structure(s) to all property lines	x	
2.3	Proposed use of structures	x	
2.4	Gross square feet area of each structure	TBD for homes	
2.5	Location of all building entrances	NA	
2.6	Indicate type of roof construction/materials	NA	
2.7	Location, height, and design detail of existing and proposed fences and walls	NA	
2.8	Location of light standards and building mounted lights	NA	
2.9	Location of dumpster and detail of dumpster enclosure with gate	NA	
2.10	Layout and dimensions of the lot(s) proposed for development	NA	

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)	NA	
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)	NA	
4.1	Show screening of mechanical equipment	NA	
5.0	Parking/Loading/Stacking Areas	NA	
5.1	Location and complete dimensions of all paved areas	NA	
5.2	Setback dimensions of all paved areas to property lines	NA	
5.3	Dimension of typical parking space and drive aisles	NA	
5.4	Location and layout of handicapped parking spaces & access aisles	NA	
5.5	Detail of vertical signage for handicapped parking and access aisles	NA	
5.6	Indicate minimum parking requirement & number of spaces provided	NA	
5.7	Proposed signage for directing and guiding traffic	NA	
5.8	Curb cut permits from NYS, Erie County, or Town (if applicable)	NA	
5.9	Pedestrian connections (from proposed structures to public sidewalk network)	NA	
6.0	Location and proposed development of all open spaces, including parks, playgrounds, and open reservations	NA	
III Utilities and Drainage			
1.0	Engineers Report (bound separately from the Stormwater Pollution Prevention Plan [SWPPP])	x	
1.1	Stamped/sealed and signed by NYS licensed architect or professional engineer	x	
1.2	Proposed water service sizing, RPZ pressure and fire safety flow and pressure calculations	NA	
1.3	Proposed sanitary sewer facility load calculations (avg. & peak flows) including calculation of the peaking factor	NA	
1.4	Proposed storm drainage facility calculations (see information included with this application)	NA	
2.0	Grading Plan	x	
2.1	Existing and proposed grades indicated (proposed grades may not exceed 1 on 3)	x	
3.0	Water Service	NA	
3.1	Location, size and material of existing and proposed facilities	NA	
3.2	Location of existing and proposed fire hydrant location(s)	NA	
3.3	Indicate use of sprinklers, location of Fire Department connection, and proposed fire protection systems	NA	
3.4	Existing and proposed meter/RPZ size and location	NA	
3.5	Applicable construction details	NA	
4.0	Sanitary Sewers	NA	
4.1	Locations, sizes, slopes, inverts, and materials of all existing and proposed facilities	NA	

Item No.		Submitted	Official use
III Utilities and Drainage (cont'd)			
4.2	Applicable construction details	NA	
4.3	Proposed water/oil/grease interceptor sizing calculations by a professional engineer (if applicable)	NA	
5.0	Storm Drainage	NA	
5.1	Locations, sizes, slopes, inverts, and materials of existing and proposed storm drainage facilities	NA	
5.2	Connection of roof drains to proposed drainage system	NA	
5.3	Applicable Town Standard construction details	NA	
5.4	Existing and proposed swales and ditches	NA	
5.5	Detention area cross-section and high-level elevations	NA	
5.6	County and State approval for tie-in to existing sewers	NA	
6.0	Stormwater Pollution Prevention Plan (SWPPP) as applicable (bound separately from the Engineer's Report) See attached checklist.	x	
7.0	Natural Gas Service	NA	
8.0	Location of transformers, generators and other mechanical equipment; include detail drawings (if applicable)	NA	
9.0	Downstream Sanitary Capacity Analysis (DSCA) Report (must be submitted if proposed average flows are greater than 2,500 gallons per day)	NA	
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	NA	
IV Lighting Plan			
1.0	Photometric plan showing light spread in foot candles at property lines	NA	
1.1	Detail of all light standards, including dimension of height from finished grade	NA	
1.2	Detail of all exterior lighting fixtures	NA	
V Landscape Plan			
1.0	Wet/raised seal and signature of a licensed Landscape Architect	NA	
2.0	Provide a calculation of the total Parking area and a calculation of interior parking area in square feet and as a percentage	NA	
3.0	Indicate location, size, number and type of proposed landscape materials	NA	
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	NA	
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	NA	

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	NA	
2.0	Topographic Survey with a 30 ft. buffer outside all property lines by a NYS licensed land surveyor	NA	
3.0	Draft of any deed restrictions, covenants, provisions for home associations and common ownership, and reciprocal easement agreements (as applicable).	NA	
4.0	For assessment purposes, state intent to apply for condominium status (if applicable).	NA	
5.0	Completed and signed Environmental Assessment Form	x	
5.1	Soil boring report and geotechnical report prepared by a qualified Professional Engineer (if applicable)	NA	
5.2	Traffic Impact Study (if applicable)	NA	
5.3	Archaeological survey (if applicable)	x	
5.4	Wetland Delineation report (if applicable)	x	
6.0	Show existing zoning(s) of both the subject property and adjacent parcels on the Site Plan and the Landscape Plan	x	
7.0	Location of NYSDEC wetlands (including buffer area) and/or federal wetlands; indicate jurisdictional status.	NA	
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)	NA	
10.0	Documentation related to any required variances granted by the ZBA	NA	
11.0	For residential site plans, provide a statement from the appropriate school district that adequate school sites and facilities are available.	NA	
12.0	8 1/2" X 11" reduction of primary site plan drawing (see appendix "B" of application package for specifications)	NA	
13.0	A CD containing a PDF of all site plan drawings (Must also be provided with revised drawings)	x	
VII Additional Required Information for Projects in the Mixed Use Districts			
1.0	Design Advisory Board Application	NA	
1.1	Required for Major Site Plan	NA	
1.2	Required at the Planning Directors Discretion for Minor Site Plans	NA	
2.0	Block & Street Network Plan	NA	
2.1	Designation of Core, Local & Alley streets	NA	
2.2	Dimensions of Blocks	NA	
3.0	Block Usage Plan (as applicable)	NA	
3.1	Designation of site usage for each block including open space areas	NA	
4.0	Phasing Plan	NA	

For official use only:

Approved/Date

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