

# **Village of Newark**

100 East Miller Street, Newark, New York 14513

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## **PRELIMINARY SITE PLAN APPROVAL**

\_\_\_\_\_ An area map showing the applicant's entire holding, that portion of the applicant's property under consideration and all properties, subdivisions, streets and easements adjacent to the applicant's property.

\_\_\_\_\_ If grades exceed 3%, or portions of the site have a moderate-to-high susceptibility to erosion or a moderate-to-high susceptibility to flooding and ponding, a topographic map showing contour intervals of not more than five feet of elevation shall be provided

\_\_\_\_\_ A preliminary site plan, including the following information:

\_\_\_\_\_ Title of drawing, including name and address of applicant

\_\_\_\_\_ North Point scale and date

\_\_\_\_\_ Boundaries of the property plotted to scale

\_\_\_\_\_ Existing watercourses

\_\_\_\_\_ Location and proposed use and height of all buildings

\_\_\_\_\_ Location of all parking and truck-loading areas, with access and egress drives thereto

\_\_\_\_\_ Location of outdoor storage; if any

\_\_\_\_\_ Location of all existing or proposed site improvements, including drains, culverts, retaining walls and fences

\_\_\_\_\_ Location of sewer lines

\_\_\_\_\_ Location of water lines

\_\_\_\_\_ Location of fire hydrants

\_\_\_\_\_ Location and size of all signs

\_\_\_\_\_ Location and proposed development of buffer areas

\_\_\_\_\_ Location and design of lighting facilities

\_\_\_\_\_ The amount of building area proposed for retail sales

## FACTORS FOR CONSIDERATION

The Planning Board's review of a preliminary site plan shall include but is not limited to the following considerations:

- \_\_\_\_\_ Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, channelization structures and traffic controls.
- \_\_\_\_\_ Adequacy and arrangement of pedestrian traffic access and circulation, including separation of pedestrian from vehicular traffic, walkway structures, control of intersections with vehicular traffic and pedestrian convenience.
- \_\_\_\_\_ Location, arrangement, appearance and sufficiency of off-street parking and loading
- \_\_\_\_\_ Location, arrangement, size and design of buildings, lighting and signs.
- \_\_\_\_\_ Adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual-and/or a noise-detering buffer between these and adjoining lands.
- \_\_\_\_\_ In the case of an apartment house or multiple dwelling, the adequacy of usable open space for playgrounds and informal recreation.
- \_\_\_\_\_ Adequacy of stormwater and sanitary waste disposal facilities.
- \_\_\_\_\_ Adequacy of structures, roadways and landscaping in areas with moderate-to-high susceptibility to flooding and ponding and/or erosion.
- \_\_\_\_\_ Protection of adjacent properties against noise, glare, unsightliness or other objectionable features.

## OTHER ELEMENTS THAT MAY BE CONSIDERED

_____	Air and water pollution controls
_____	Architectural character and building scale
_____	Architectural features
_____	Compliance with Newark Village Code
_____	Adequacy of emergency vehicle access
_____	Existing trees, slopes, and stone walls
_____	Impact on scenic views
_____	Soil erosion controls provided
_____	Utility and drainage connections provided
_____	Wetland areas delineated
_____	Names, locations and widths of adjacent streets provided
_____	Conformity with Village's Comprehensive Plan
_____	Grading and drainage plan provided
_____	Material specifications provided
_____	Construction schedule provided