

Village of Newark

100 East Miller Street, Newark, New York 14513

Phone (315) 331-4770

Fax (315) 331-9767

SPECIAL PERMIT REVIEW PROCESS

Submit completed application

Pay one-hundred dollar (\$100) **non-refundable** application fee

Submit letter of intent

Submit site plan if required (If so, follow site plan review process also)

Preliminary plans and other descriptive matter sufficient to clearly portray the intentions of the applicant shall accompany an application. Such plans shall show the location of all buildings, parking areas, traffic access and circulation drives, open spaces, landscaping and any other pertinent information that may be necessary to determine if the proposed special use meets the requirements of the Village Code.

Applicant shall adhere to all requirements set forth in 6 NYCRR Part 617 as they relate to the State Environmental Quality Review (SEQR)

If required by General Municipal Law Section 239-m, applicant shall attend the Wayne County Planning Board meeting (see schedule)

Attend Village of Newark Planning Board meeting (see schedule)

Attend Village of Newark Zoning Board of Appeals (see schedule)

NOTE: No special permit shall be issued for a special use for a property where there is a violation of this article.

Special permits may be issued only after the Zoning Board of Appeals has found that all the following standards and conditions have been satisfied:

_____ The location and size of the use and structure

_____ The nature and intensity of the operations involved

_____ The size of the site in relation to the proposal

_____ The location of the site, with respect to the existing or future streets giving access to it, is such that it will be in harmony with the orderly development of the district

_____ The location, nature and height of buildings, walls and fences will not discourage the appropriate development and use of adjacent land and buildings or impair the value thereof

_____ The special use shall not conflict with any comprehensive plan, or part thereof, which the Planning Board has adopted

_____ Operations in connection with any special use permit shall not be more objectionable to nearby properties by reason of noise, fumes, vibration or flashing lights than would be the operations of any permitted use.

NOTE: The Planning Board may recommend in their report to the Zoning Board of Appeals that additional standards be imposed on the special use prior to issuance of a special permit. Such additional standards shall be to provide adequate safe-guards to protect the health, safety, morals or the general welfare of the public and for the preservation of the general character of the neighborhood in which such proposed special use is to be placed and to minimize possible detrimental effects of the use on adjacent property.