



PLANNING BOARD
William J. Amacher, Chairman
4160 UPPER MOUNTAIN ROAD • SANBORN NY 14132-9416
Telephone: 716-433-8161 Ext. 126 Fax: 716-433-7164
 www.townofcambria.com

SITE PLAN REVIEW APPLICATION
Residential/Business/Escarpment

PB-SP-2022-
Office use only

IT IS STRONGLY RECOMMENDED THAT INDIVIDUALS REVIEW APPLICATION AND PROCEDURES WITH ZONING OFFICER PRIOR TO COMPLETING AND/OR SUBMITTING THIS FORM.

The intent of the site plan review process is to set forth additional standards applying to certain uses and activities. The nature of these uses and activities require special consideration of their impacts upon surrounding properties, the environment, community character and the ability of the Town to accommodate development consistent with the Zoning Regulations of the Town of Cambria.

APPLICATION PROCEDURE

Applications for site plan review shall be in writing, shall be accompanied by a site plan, shall include any additional information required by the Town Zoning Regulations and shall be filed with the Code Enforcement Officer who shall refer such application and site plan to the Town Planning Board.

Within sixty-two (62) days of receipt of a complete application and site plan, the Town Planning Board shall render a decision to approve, approve with conditions, or deny the site plan application unless the time period is extended by mutual consent of the Town Planning Board and the applicant. The sixty-two (62) day time period shall commence at such time as the application and site plan are presented to and accepted as complete by the Town Planning Board at a duly called meeting. The Town Planning Board will not act within the first thirty (30) days for applications required to be referred to the Niagara County Planning Board under Article 12-B, 239-m of the General Municipal Law.

PRE-APPLICATION CONFERENCE

A pre-application conference may be held between the Town Planning Board and the applicant to review the basic site design concept and generally determine the information to be required on the site plan.

Date _____
 Name of Proposed Development _____
 Applicant _____
 Applicant's Address _____
 Phone _____ Email _____
 Plans prepared by _____
 Address _____
 Phone _____ Email _____

Site Information:

Address _____
Tax ID# _____ Zoning District _____
Total Project Area in Square Feet _____
Total Area of Disturbance in Acres _____
Current Land Use _____
Current Site Conditions _____
County, State and/or Federal Permits Required for This Project _____

Anticipated Construction Time _____
Will Development Be in Phases _____

Application Fee _____ Paid _____

The applicant shall provide ten (10) sets of all applicable indicated materials listed below:

A "Site Plan" submittal should generally consist of the following three (3) separate plans/sheets:
1) Site Layout Plan;
2) Grading and Drainage Plan; and
3) Landscape Plan.

It is however possible, on minor site plans, to combine two (2) or more of the plans on to one (1) sheet, provided that the plans remain easily legible. Plans should be no larger than 24 inches by 36 inches. All plans shall be prepared by a New York State Licenses Design Professional. Address each of the following by location in the site plan or as part of the written application. Mark N/A if an item does not apply to your project.

Basic Information:

_____ Title of Drawing
_____ Name, address and telephone number of applicant
_____ Name, address and telephone number of person preparing drawings
_____ North arrow
_____ Graphic scale
_____ Date
_____ Environmental Assessment Form (EAF) in compliance with the State Environmental Quality Review Act

Map or Drawing Showing:

_____ Boundaries of the property plotted to scale

Names of owner(s) of the subject property and all abutting parcels
Seal and signature of surveyor, engineer and/or architect
Date of Survey

Utilities, Easements & Rights of Way:

Electric, gas, water & sewer lines
Description of method of sewage disposal and location
Description of method of securing public water and location
Location of fire hydrants, if any
Drainage ways
Easements
Public and/or private rights of way
Other utility line or easements

Access Ways, Interior Circulation, Parking & Loading:

Pedestrian access ways
Vehicular access ways
Loading & unloading areas
Parking areas (number, location, dimensions)
Exits & entrances
Curb & sidewalk lines
Fire lanes & apparatus access roads
Location of fire and other emergency zones

Watercourses & Drainage:

Watercourses & bodies of water
Location, design and construction materials of all existing or proposed drainage ways including culverts, drains or other such site improvements
Location of any storm sewer drains & catch basins
Topography
Slopes of 5% or greater
Grading plan
Storm water pollution prevention plan

Location Design & Dimensions Of:

Elevation drawings of all structures including exterior building materials and colors
Location of outdoor storage, including dumpsters and provision for screening
Wells
Septic systems
Underground storage tanks
Existing or proposed signs, including size, design, materials, colors and illumination

- _____ Refuse collection & storage facilities
- _____ Exterior lighting including fixture design and a photometric grid
- _____ Existing or proposed retaining walls including a design and materials

Landscaping & Buffers:

- _____ Location, scientific name, common name and size of existing and proposed trees and shrubs
- _____ Identification of all ground covers
- _____ Landscaping Plan and planting schedule
- _____ Location dimensions and description of all fencing
- _____ Location and proposed development of all buffer areas, including existing vegetative cover and screening
- _____ Recreation or conservation areas

NOTE: The Town of Cambria Planning Board may require additional information relevant to the proposed development considered necessary to complete the site plan review.

The cost of all consultant review deemed necessary by the Planning Board shall be paid by the applicant.

I certify that I am the owner or authorized agent for which the foregoing work is proposed to be done, and that I am duly authorized to perform such work, and that all work will be performed in accordance with the above information and in compliance with all existing local and state laws. I further understand that any deviation from the information on this application, once approved, must have prior written approval from the Code Enforcement Officer.

Signature of Applicant: _____

Print Name: _____

Date: _____

Return the completed application, all required materials, and the applicable fee to the above address. Applications must be submitted by the appropriate scheduled date to be included on the Planning Board Agenda.

***For additional information contact:
James P. McCann
Code Enforcement / Zoning Officer
Town of Cambria***

See contact information on first page