



INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2022-0218

Assigned EPS: JMB Reviewed by: DJP Date: 5/6/2024

Existing Development

PRINCIPAL BUILDINGS

| Structure | - | Pre-existing (Y/N)? | - | Lawfully constructed (Y/N)? |
|------------------------|---|---------------------|---|-----------------------------|
| Bait Shop | | Y | | Y |
| Single family dwelling | | Y | | Y |
| Restaurant | | Y | | Y |
| Single family dwelling | | Y | | Y |

ACCESSORY STRUCTURES

| Structure | - | Pre-existing (Y/N)? | - | Lawfully constructed (Y/N)? |
|----------------------|---|---------------------|---|-----------------------------|
| Boat Barn | | Y | | Y |
| Shed | | Y | | Y |
| Storage Building | | Y | | Y |
| Shop | | Y | | Y |
| Maintenance Building | | Y | | Y |
| Garage | | Y | | Y |
| Boat Barn | | Y | | Y |
| Boat Barn | | Y | | Y |
| Shed | | Y | | Y |
| Shed | | Y | | Y |
| Bathroom Building | | Y | | Y |
| Storage Building | | Y | | Y |
| Storage Building | | Y | | Y |
| Garage | | Y | | Y |

Proposed Development

Check if portions or all below are NJ

PRINCIPAL BUILDINGS

Check if proposed as a non-building lot:

| Structure | Footprint | Height | # Bedrooms | Slopes |
|-----------|-----------|--------|------------|--------|
| None | | | | |

Have necessary density? Y N

remaining potential principal buildings = [Click or tap here to enter text.](#) from survey or estimate

ACCESSORY STRUCTURES

| Structure | Footprint | Height | Slopes |
|------------------------------|---------------|--------|--------|
| Docks | 9,804 sq. ft. | N/A | N/A |
| Open-sided covered structure | 4,008 sq. ft. | 14 ft. | N/A |

ACCESS

**Consult RASS engineer for driveway > 12% slope / *consult RASS ecologist for driveway > ¼ mile*

Driveway is existing / proposed Length: [Click or tap here to enter text.](#) Width: [Click or tap here to enter text.](#)

Sight distance evaluated? Y N Slopes: [Click or tap here to enter text.](#)

Need Clearing/Grading? Y N Comments: [Click or tap here to enter text.](#)(Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC

Y N Proposed development visible from public areas (list) [Fish Creek Ponds, NYS Route 30](#)

Y N Existing topography / vegetation will screen, if retained

Y N Planting plan proposed If Yes, RASS forestry analyst consulted

WASTEWATER TREATMENT (WWTS) *Consult RASS engineer for engineered plans

Individual on-site Municipal Community

Y N Slope suitable for WWTS (i.e., ≤8% shallow, ≤15% conventional)?

Y N Soil suitable for WWTS (i.e., depth to SHGW and bedrock)?

Y N All water bodies or streams > 100 feet WWTS? (If No, needs variance – from Town if ALLUP)

Y N If fast perc (1-3 min/in), water > 200 feet WWTS? (If No, amended soils required)

Y N All jurisdictional wetlands > 100 feet WWTS? (If No, counts as permit jurisdiction)

Y N Suitable 100% replacement area identified?

Existing and proposed to remain (needs suitable 100% replacement area)

[Non-leaching “porta-johns” required to provide bathroom facilities for staff and customers. Any new on-site wastewater treatment system will require Agency review and approval.](#)

WATER SUPPLY

Individual on-site Municipal

Y N All water supplies, on-site and off-site, > 100 feet WWTS? (If No, need DOH waiver)

STORMWATER / EROSION & SEDIMENT CONTROL *Consult RASS engineer

Y N Does proposed development maintain existing drainage patterns?

Y N < 1 acre disturbance proposed (May need E&S Control Plan if water/slope/soil resources at risk)

Y N > 1 acre disturbance proposed (SWPPP required, which includes E&S Control Plan)

UTILITIES

Available on site? Y N Overhead Underground

Available at road? Y N Overhead Underground

Proposed for site? Y N Overhead Underground