

PERMIT WRITING FORM – P2024-0046

Assigned EPS: ADL Reviewed by: [Click or tap here to enter text.](#) Date: [Click or tap to enter a date.](#)

APPLICANT

Project Sponsor(s): Vineyard Solar 1 LLC & Vineyard Solar 2, LLC c/o Sol Source Power, LLC

Landowner(s): Rafferty Family Revocable Trust c/o Joyce L. Rafferty

Authorized Representative: Steve Long (Sol Source Power, LLC)

PROJECT SITE

Town/Village: Crown Point County: Essex

Road and/or Water Body: Vineyard Road (County Route 7) and Pearl Street (County Route 47)

Tax Map #(s): 128.1-4-23.111

Deed Ref: Instrument No. 2019-3378

Land Use Area(s): H MIU LIU RU RM IU

Project Site Size: 98.85± acres

Same as Tax Map #(s) identified above

Only the H MIU LIU RU RM IU portion of the Tax Map #(s) identified above

Other (describe):---

Lawfully Created? Y N

Pre-existing subdivision: ---

River Area: Y N If Yes: Wild - Scenic - Recreational Name of River: ---

CEAs (include all): Wetland - Fed Hwy - State Hwy - State Land - Elevation - Study River

PROJECT DESCRIPTION

Development of a 10MW-AC community solar generation facility to include a fixed-tilt, ground-mounted solar array within two separately fenced areas: 5 MW ac on the west side of Vineyard Road (approx. limits of disturbance 18.0 acres) and 5 MW ac on the east side of Vineyard Road and the south side of Pearl Street (approx. limits of disturbance 15.1 acres). The project will interconnect to the electric power grid via the existing overhead utility distribution line on Vineyard Road. No changes are proposed to an existing commercial sand and gravel extraction located on the project site. No development is proposed north of Pearl Street.

JURISDICTION (including legal citation)

APA Act 810(1)(c)(17) Major public utility use in Low Intensity Use // APA Act 810(1)(d)(18) Major public utility use in Rural Use // APA Act 810(1)(c)(1)(b) Subdivision involving wetlands in Low Intensity Use // 9 NYCRR Part 578.3(n)(3) Subdivision involving wetlands

PRIOR PERMITS / SETTLEMENT AGREEMENTS BEING SUPERSEDED

none

FINDINGS OF FACT – ENVIRONMENTAL SETTING

Lakes, Ponds, Navigable Rivers and Streams

Check if none

Water Body Name: ---

Length of Existing Shoreline (feet): ---

MHWM determ: Y N

Minimum Lot Width: ---

Meets standard: Y N

Structure Setback (APA Act):---

Meets standard: Y N

Structure Setback (River Regs): ---

Meets standard: Y N

Y N Cutting proposed within 6 ft of MHWM?

If Yes, < 30% vegetation? Y N

Y N Cutting proposed within 35 ft of MHWM?

If Yes, < 30% trees 6" dbh? Y N

Y N Cutting proposed within 100 ft of river area? (If Yes, include under jurisdiction)

Non-Navigable Streams in proximity to development

Check if none

Permanent Stream

Intermittent Stream

Classified? Y

N

[DEC Environmental Resource Mapper](#) stream classification: C(T) permanent stream in far southeast corner of project site, on opposite side of existing mine from proposed development, associated with wetland A. Unclassified intermittent stream along southeast boundary of project site associate with wetland B.

Wetlands

Y N Jurisdictional wetland on property, or

Y N Wetlands are a basis of development jurisdiction If Yes, RASS biologist consulted

→ If Y, covertime: ---

→ If Y, value rating: ---

Y N Draining, dredging, excavation of wetland

Area of wetland loss: --- Permanent? Y N

Y N Fill/structure in wetlands

Fill/structure area: ---

Y N Shading of wetland

Area of shading: ---

Y N Clearcutting >3 acres of wetland *RASS forester consulted

Clearcut area: ---

Y N Untreated stormwater discharge into wetland

Y N Pollution discharge into wetland

Pollution type: ---

Y N Pesticide/Herbicide application in wetland

Pollution type: ---

Y N OSWTS within 100 feet of a wetland

Distance to Wetland: ---

Provided with the application and confirmed by Agency staff: "Wetland Delineation Report, Vineyard Solar I and II," prepared by Environmental Design Partnership, LLP, dated January 18, 2024. Both Wetlands A and B are jurisdictional to the Agency.

Ecological / Wildlife

Y N Natural Heritage Sites/listed species or habitat present, including bat

Within 5 miles of a northern long-eared bat hibernaculum

Within 2.5 miles of Indiana Bat summer colonies

Historic 1939 record of invertebrate animal associated with aquatic habitats

Historic 1900 record of vascular plant, not found on site in 2024

- Y N Forest management plan existing or proposed If Yes, RASS forestry analyst consulted
Y N Biological Survey required by RASS Biologist 2 or Supervisor If Yes, completed

Special Districts

- Y N Agricultural District

Slopes

RASS engineer consulted if structure proposed on >15%, driveway on >12%, or wwts on >8/15%

Existing slope range: 0 to 40 % Building area(s) if authorizing development: Areas where development is proposed are fairly level, with slopes up to 11%.

Soils

- Y N Deep-hole test pit completed? (Necessary for every building lot) Check if N/A

If Yes, soil data information determined or approved by RASS soil analyst?

NRCS Mapped Soil Series or Other Comments: ---

Stormwater

- Y N Greater than 1 acre disturbance, or

- Y N Proposed ground disturbance < 100 feet from wetlands

If Yes, stormwater management reviewed and approved by RASS engineer

Setback to wetlands: 100 ft

Character of Area

Nearby (include all): Residential Commercial Industrial Agricultural Forested

Adjoining Land Uses / State Land: residential, agricultural, and private forestland adjoining; sand and gravel mine on site

Is nearby development visible from road? Y N

→ If Y, name road and describe visible development: residences visible from both Vineyard Rd and Pearl St; mine is not visible from the road

Additional Existing Development (ex: dam on site, etc.): Agency-permitted sand and gravel extraction

*** Attach Individual Lot Development Worksheet (if a subdivision, attach one for each lot)

FINDINGS OF FACT – COORDINATED REVIEW

- Y N Archeologically Sensitive Area, according to OPRHP If Yes, APA APO consulted

- Y N Structures > 50 years old on or visible from site If Yes, APA AHPO consulted

October 18, 2023 OPRHP no effect letter (23PR07939) for Vineyard 1 site

October 19, 2023 OPRHP no effect letter (23PR08273) for Vineyard 2 site

- Y N Solar Project > 50 acres requiring ZVI & historic inventory If Yes, APA AHPO consulted

- Y N Within Lake George Park If Yes, LGPC consulted / application submitted

- Y N Public water supply If Yes, DEC / DOH application submitted

- Y N Greater than 1,000 gpd wastewater If Yes, DEC application submitted

- Y N Disturbing bed or bank of classified/navigable water body If Yes, DEC application submitted

- Y N Disturbing 300 LF or more of a stream (temp + perm) If Yes, DEC application submitted

- Y N Disturbing ¼ acre of Corps wetlands (temp + perm) If Yes, DEC application submitted

- | | | | |
|----------------------------|---------------------------------------|--|--|
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Creating 5 or more lots less than 5 acres each | <input type="checkbox"/> If Yes, DOH application submitted |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Army Corps involvement * | <input type="checkbox"/> If Yes, ACOE consulted |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Agency-approved Local Land Use Program | <input type="checkbox"/> If Yes, Town/Village consulted |

*- Review the Pre-Construction Notification (PCN) thresholds for the [Buffalo District](#) and the [New York District](#) to help determine if an application (PCN) needs to be submitted to the Corps. Additionally, review the [Section 10 waters list](#) to determine if a Section 10 Navigable Waters permit might be required from the Corps.

PERMIT CONDITIONS AND IMPACT ANALYSIS

Merger

Justification if merger required: ---

Deed Covenant

Non-building lot being created? Y N

If Yes and lot is not being merged by condition, no PBs? Or no structures at all? Justification: ---

Easement

Easement proposed or required? Y N

If Y, consult with Legal for conditions. Justification: **Access easement required across project site's Rural Use lands for benefit of lease holders**

Construction Location and Size (may be different for each subdivision lot)

Is new development (other than oswts) being authorized without further Agency review? Y N

→ If Y: Structure height limit and justification: **Solar panels = ~9 ft. Fencing = 8 ft. As proposed and reviewed to minimize the potential for off-site visual impacts.**

Structure footprint limit and justification: **Limits of disturbance (greater than solar panel footprint) = ~33.1 acres. As proposed and reviewed to ensure effective stormwater management and erosion controls are implemented during and after construction.**

→ If N:

→ Acceptable development sites identified for all subdivision lots with PB allocation? Y N

→ Review of future development required? Y N

→ If Y, justification: ---

Guest Cottages (if authorizing a dwelling) NA

Proposed and reviewed? Y N

If N, guest cottages potentially allowed? Y N

→ Justification for any conditions: ---

Boathouses (if project site contains shoreline) NA

Proposed and reviewed? Y N

If N, boathouses potentially allowed? Y N

→ If N, justification: ---

→ If Y, review required (beyond definition limits)? Y N

→ If Y, justification: ---

Docks (if project site contains shoreline) NA

Proposed and reviewed? Y N
If N, docks potentially allowed? Y N
→ If N, justification: ---
→ If Y, review required (beyond definition limits)? Y N
→ If Y, justification: ---

Outdoor Lighting (if authorizing development)

Plan proposed and reviewed? Y N

Building Color (if authorizing development)

If color condition required, justification: **Not applicable, no buildings**

Tree Cutting / Vegetation Removal

Town with Northern Long-Eared Bat occurrences? Y N
Indiana Bat habitat indicated on Lookup? Y N

Vegetative cutting restrictions required? Y N

If Y, restrictions required (choose all that apply):

- within --- feet of limits of clearing
 - within --- feet of road
 - within --- feet of river/lake/etc
 - within --- feet of wetlands
 - Other: **On both sides of Vineyard Rd and south of Pearl Street**
- OR on entire site outside limits of clearing

Extent of cutting restriction necessary within the area noted above:

- Cutting of all vegetation prohibited
 - Cutting of trees of --- diameter dbh prohibited
 - Other: **cutting/removal of trees, shrubs, and woody-stemmed vegetation**
- Justification: **For visual screening, soil stabilization, and wetland protection**

Plantings

Plan proposed and reviewed? Y N

If N, plantings required? Y N

→ If Y, species, number, location, and time of year: **As depicted on Sheet L-100 (Landscaping Plan) of the Project Plans**

Justification: **To provide additional visual screening, stabilize soils, and provide benefits to pollinators**

Density (may be different for each subdivision lot)

Located in Town with ALLUP? Y N (If Y, STOP, Town oversees density.)

Authorizing PB on substandard-sized lot created pre-2000 with no permit? Y N

If N and N, list existing PBs, including whether they are pre-existing/year built: **No existing PBs**

Mathematically available # of new PBs (in addition to existing or replacement): **No change**

Extinguishing PBs? Y N If Y, number: ---

Wastewater (if authorizing construction of a new PB without further review)

- Municipal system connection approved? Y N
- Community system connection approved by RASS? Y N
- Proposed on-site system designed by engineer and approved by RASS? Y N
- If N, has RASS field-verified location for conventional standard trench system? Y N
- If N, has RASS field-verified location for conventional shallow trench system? Y N
- Suitable 100% replacement area confirmed for existing / proposed system? Y N
- Consult with RASS for additional conditions.

Stormwater Management (if authorizing development)

Consult with RASS for conditions. Condition required if authorizing development within 100 feet of wetlands or greater than 1 acre disturbance; condition possibly required in other circumstances too. Justification: **Protection of water quality and wetlands**

Erosion and Sediment Control (if authorizing development)

Consult with RASS for conditions. Condition required if authorizing development within 100 feet of wetlands or greater than 1 acre disturbance; condition possibly required in other circumstances too. Justification: **Protection of water quality and wetlands**

Infrastructure Construction (if authorizing development)

Construction necessary before lot conveyance: **None**
Justification: ---

For permits that will not include conditions related to Building Color, Vegetation Removal, or Plantings

Explain why no condition is needed: **No buildings are proposed. Conditions are included regarding vegetation removal and planting.**

Additional Site / Project-Specific Concerns / Conditions Needed

Invasive species spread prevention, vegetation management (mowing), documentation of construction, and decommissioning.

Justification: **Cleaning of trucks and equipment required to prevent spread of invasive species. Vegetation management (mowing) restricted to provide maximum benefit to pollinator species. Photographic documentation of construction required to confirm compliance with other permit conditions that protect visual resources. Decommissioning Plan required to ensure site will return to pre-development conditions.**

- Y N **Public comments received** **If Yes, #: 7 comment letters from 4 commentors**
- Y N **Applicant submitted response (notes, if any) ---**



INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2024-0046

If a subdivision: **Lot # Vineyard 1 Lease Area in Rural Use (west of Vineyard Rd)**
(18.0± acres total of two areas: 8.1± acres and 9.9± acres)

Assigned EPS:ADL Reviewed by: [Click or tap here to enter text.](#)Date: [Click or tap to enter a date.](#)

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
none

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
none

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ
Check if proposed as a non-building lot:

Structure Footprint Height # Bedrooms Slopes
none

Have necessary density? Y N
remaining potential principal buildings = **no change** from survey or estimate

ACCESSORY STRUCTURES

| Structure | Footprint | Height | Slopes |
|---|------------------------------------|---------------|--------|
| Solar panels (fixed) | 18.0-acre are of disturbance | 9 ft | < 12% |
| Fence* | 4,855-foot perimeter of 18.0 acres | 8 ft | < 12% |
| 2 x Equip. Pad for Inverters / Transformers | | 880 sq ft ea. | < 12% |
| 8 x Utility Poles | | < 40 ft | < 12% |

*Fence: 8-foot-tall woven wire fence with 1-foot-tall gap above the ground

ACCESS

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

Driveway is existing / proposed Length: **475 ft Vineyard 1** Width: **20 ft, gravel**
Sight distance evaluated? Y N Slopes: **11% or less**
Need Clearing/Grading? Y N Comments: **Easement across non-leased area required for use of existing access road to access to Vineyard 1; construction of Vineyard 1 (all components) involves 0.44 acres of clearing** (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) **Vineyard Rd and Pearl St**
- Y N Existing topography / vegetation will screen, if retained
- Y N Planting plan proposed *If Yes, RASS forestry analyst consulted*

Provided with the application: "Vineyard Road Solar, Visual Impact Assessment," prepared by Environmental Design Partnership, LLP, and dated April 4, 2024.

WASTEWATER TREATMENT (WWTS) N/A **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)

WATER SUPPLY N/A

- 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)

The provided SWPPP draft NOI states that the project site (both Vineyard 1 and Vineyard 2) is 98.8 acres with 33.9 acres of disturbance proposed. 0.5 acres of newly proposed impervious surfaces associated with the access roads and electrical equipment are proposed.

UTILITIES

- Available on site? Y N Overhead Underground
- Available at road? Y N Overhead Underground
- Proposed for site? Y N Overhead Underground

Vineyard 1 will interconnect to the electric power grid via the existing overhead utility distribution line on Vineyard Road, requiring the installation of 8 new utility poles along the access road on the project site.



INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2024-0046

If a subdivision: Lot #Rafferty Family Revocable Trust remaining lands (outside lease area) in Rural Use (31.2± acres)

Assigned EPS:ADL Reviewed by: Click or tap here to enter text.Date: Click or tap to enter a date.

Existing Development

Agency-authorized commercial sand and gravel extraction (Permit 1993-0358B)

PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
none

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
none

Proposed Development

PRINCIPAL BUILDINGS

Structure Footprint Height # Bedrooms Slopes
none

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Have necessary density? Y N

remaining potential principal buildings = no change from survey or estimate

ACCESSORY STRUCTURES

Structure Footprint Height Slopes
none

ACCESS

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

Driveway is existing / proposed Length: --- Width: ---

Sight distance evaluated? Y N Slopes: ---

Need Clearing/Grading? Y N Comments: no new access proposed; existing mine access to be used to access Vineyard 1 solar development (Note if HOA or shared maintenance involved)

Need hwy access permit? Y N

Need easement? Y N

Need signs? Y N

VISUAL / AESTHETIC N/A

- Y N Proposed development visible from public areas (list) ---
- Y N Existing topography / vegetation will screen, if retained
- Y N Planting plan proposed If Yes, RASS forestry analyst consulted

WASTEWATER TREATMENT (WWTS) N/A *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)

WATER SUPPLY N/A

- 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 N/A *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



INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2024-0046

If a subdivision: **Lot # Vineyard 2 Lease Area in Low Intensity Use (east of Vineyard Rd)**
(15.8± acres)

Assigned EPS:ADL Reviewed by: [Click or tap here to enter text.](#)Date: [Click or tap to enter a date.](#)

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
none

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
none

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ

Check if proposed as a non-building lot:

Structure Footprint Height # Bedrooms Slopes
none

Have necessary density? Y N

remaining potential principal buildings = **no change** from survey or estimate

ACCESSORY STRUCTURES

| Structure | Footprint | Height | Slopes |
|---|------------------------------------|---------------|--------|
| Solar panels (fixed) | 15.1-acre are of disturbance | 9 ft | < 12% |
| Fence* | 3,475-foot perimeter of 15.1 acres | 8 ft | < 12% |
| 2 x Equip. Pad for Inverters / Transformers | | 880 sq ft ea. | < 12% |
| 8 x Utility Poles | | < 40 ft | < 12% |

*Fence: 8-foot-tall woven wire fence (6-inch square mesh) with 6-inch-tall gap above the ground

ACCESS

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

Driveway is existing /proposed Length: **390 ft Vineyard 2** Width: **20 ft, gravel**

Sight distance evaluated? Y N Slopes: **11% or less**

Need Clearing/Grading? Y N Comments: **Construction of Vineyard 2 (all components) involves 4.08 acres of clearing** (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) **Vineyard Rd and Pearl St**
- Y N Existing topography / vegetation will screen, if retained
- Y N Planting plan proposed If Yes, RASS forestry analyst consulted

Provided with the application: "Vineyard Road Solar, Visual Impact Assessment," prepared by Environmental Design Partnership, LLP, and dated April 4, 2024.

WASTEWATER TREATMENT (WWTS) N/A *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)

WATER SUPPLY N/A

- 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)

The provided SWPPP draft NOI states that the project site (both Vineyard 1 and Vineyard 2) is 98.8 acres with 33.9 acres of disturbance proposed. 0.5 acres of newly proposed impervious surfaces associated with the access roads and electrical equipment are proposed.

UTILITIES

- Available on site? Y N Overhead Underground
- Available at road? Y N Overhead Underground
- Proposed for site? Y N Overhead Underground

Vineyard 2 will interconnect to the electric power grid via the existing overhead utility distribution line on Vineyard Road, requiring the installation of 8 new utility poles along the access road on the project site.



INDIVIDUAL LOT DEVELOPMENT REVIEW – P#2024-0046

If a subdivision: Lot #Rafferty Family Revocable Trust remaining lands (outside lease area) in Low Intensity Use (33.8± acres)

Assigned EPS:ADL Reviewed by: Click or tap here to enter text.Date: Click or tap to enter a date.

Existing Development
PRINCIPAL BUILDINGS

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
none

ACCESSORY STRUCTURES

Structure - Pre-existing (Y/N)? - Lawfully constructed (Y/N)?
Silo Y Y

Proposed Development
PRINCIPAL BUILDINGS

Check if portions or all below are NJ
Check if proposed as a non-building lot:

Structure Footprint Height # Bedrooms Slopes
none

Have necessary density? Y N
remaining potential principal buildings = no change from survey or estimate

ACCESSORY STRUCTURES

Structure Footprint Height Slopes
none

ACCESS

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

Driveway is existing / proposed Length: --- Width: ---
Sight distance evaluated? Y N Slopes: ---
Need Clearing/Grading? Y N Comments: no new access proposed (Note if HOA or shared maintenance involved)
Need hwy access permit? Y N
Need easement? Y N
Need signs? Y N

VISUAL / AESTHETIC N/A

Y N Proposed development visible from public areas (list) ---
Y N Existing topography / vegetation will screen, if retained
Y N Planting plan proposed If Yes, RASS forestry analyst consulted

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

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- 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)

WATER SUPPLY N/A

- 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 N/A *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
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