

SITE PLAN REVIEW – WHAT TO LOOK FOR, WHAT TO ASK

OCTOBER 23, 2026
CDRPC TRAINING



Presented by Nan
Stolzenburg FAICP



AGENDA

What Site Plan Review Is (and Isn't)

Reading A Site Plan

What to Look For/Asking the Right Questions

Process & Procedure/Tips

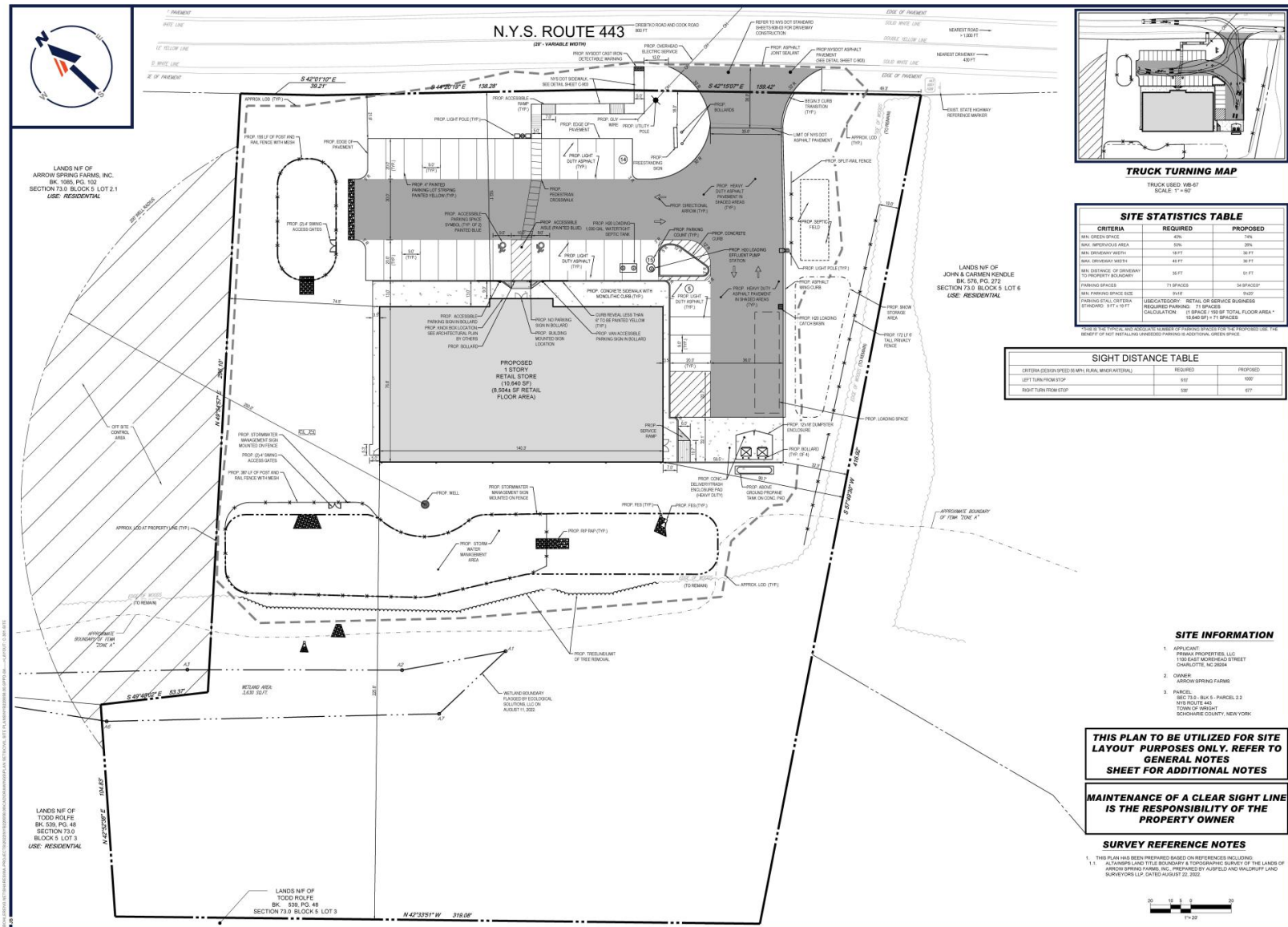
Roles & Relationships

Building A Record & Decisions

Q & A



WHAT IS A SITE PLAN?



- A **rendering, drawing, or sketch** prepared to specifications and containing necessary elements....which shows the arrangement, layout and design of the proposed use on a single parcel of land.



SITE PLAN REVIEW IS ABOUT HOW A PROJECT WORKS ON THE GROUND

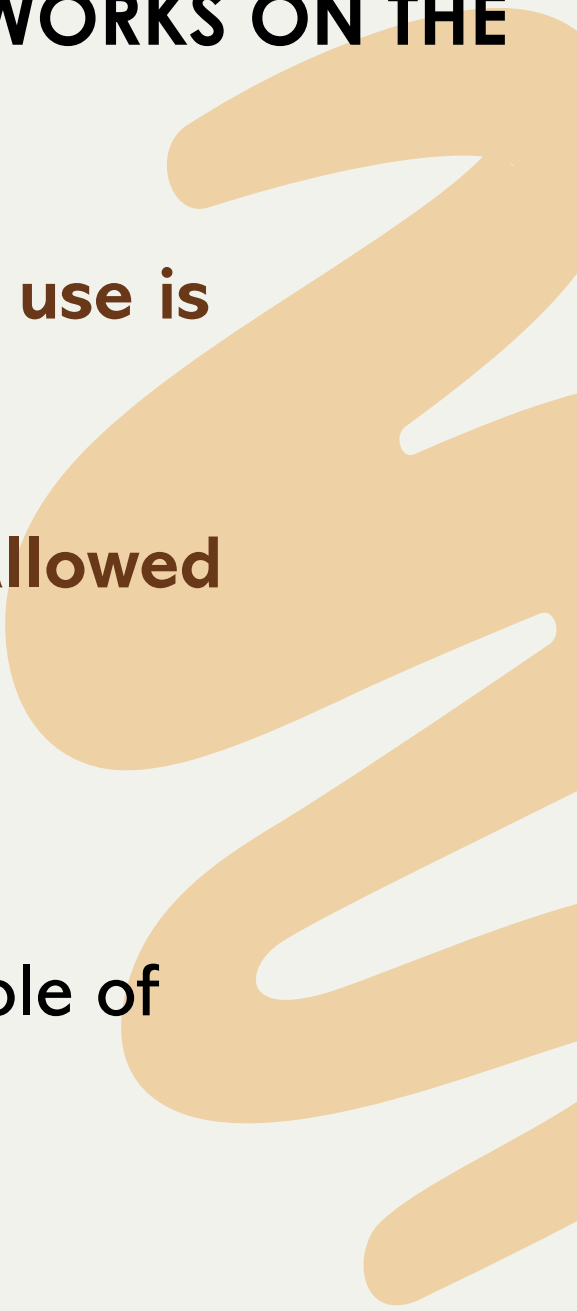
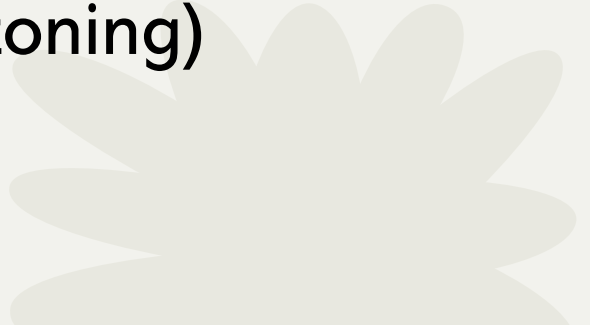
- Legal Basis: Town Law 274-a, Village Law 7-725-a, General City Law 27-a, and your local code.
- Its' Goal: **Ensuring development functions well on the ground of a single parcel.**
- Often used to ensure new development is in harmony with the character and environment of the area



LAYOUT,
FUNCTION,
AND
IMPACTS OF
AN
ALLOWED
USE



SITE PLAN REVIEW IS ABOUT HOW A PROJECT WORKS ON THE GROUND

- **Site plan review does not determine whether a land use is permitted. Rather, it evaluates the layout, design, operation, and site-specific impacts of that use in accordance with applicable site plan standards. An allowed use must still be designed to meet those standards.**
 - Site Plan is not a substitute for zoning
 - It does not regulate the use of land, density of development, or set other dimensions (that is the role of zoning)
- 
- 

READING A SITE PLAN

- **Site Plan Context** - Existing conditions, surrounding land uses, property boundaries, topography
- **Access and Circulation** – Driveways, traffic circulation, access, pedestrian safety, parking
- **Site Layout** – Building placement, setbacks, loading, utilities, service areas
- **Environmental Considerations** – Stormwater, grading, wetlands, streams, slopes, vegetation, flora/fauna, unique habitats, scenic areas, historic features
- **Community Character** – Landscaping, screening, lighting, signage, impact on neighboring properties.
- **Missing Information** – Recognize when additional details or technical review are necessary

CONTENT OF A SITE PLAN

- Cover Page – general information and location
 - Existing Conditions/Topography
 - Site Layout Plan
 - Grading, Stormwater/Drainage Plan
 - Soil Erosion and Sediment Control Plan/Details and Notes
 - Landscape Plan/Details and Notes
 - Access Plan
 - Detail Sheet
- May Also include other specific information needed such as**
- Utility Plan
 - Lighting Plan
 - Traffic Circulation Plan
 - Demolition Plan
 - Environmental Constraints Plan
 - Tree Preservation Plan

SUPPORTING STUDIES AND DOCUMENTS

- Project Narrative
- Zoning Compliance Table
- SEQR Forms
- Stormwater Plan (SWPPP)
- Traffic Impact Study
- Wetland Delineation
- Ecological Assessments
- Water/Wastewater Engineering
- Visual Impacts and Photosimulations
- Noise Impact Study
- Agricultural Impact Assessment
- Operations and Maintenance Plan
- Cost Estimates/Performance Security
- Required Applications
- Permit Approvals From Other Agencies

PROPOSED SITE PLAN DOCUMENTS

FOR
PRIMAX PROPERTIES, LLC

PROPOSED



LOCATION OF SITE:
N.Y.S. ROUTE 443, TOWN OF WRIGHT
SCHOHARIE COUNTY, NEW YORK
MAP #73.0, BLOCK #5, LOT #2.2

REFERENCES

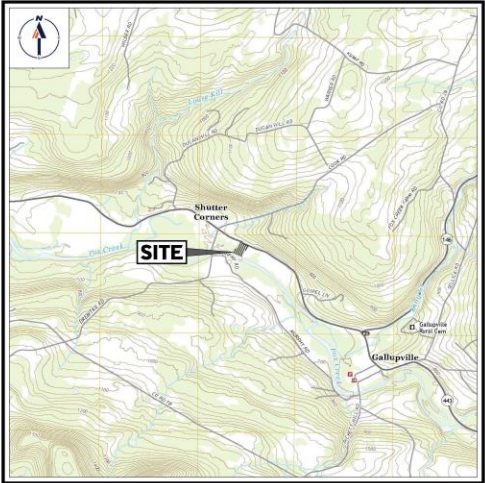
BOUNDARY & TOPOGRAPHIC SURVEY: AUSFELD & WALDRUFF LAND SURVEYORS LLP 353 CLINTON STREET, SCHENECTADY, NY 12305 DATE: 8/22/2022 REVISED: 9/15/2022
GEOTECHNICAL INVESTIGATION REPORT: JOHN P. STOFEN ENGINEERING LLP 400 SOUTH ALMA STREET, ROOM 403 SYRACUSE, NY 13201-0029 DATE: 12/15/2022
LIGHTING PLAN: STONE RIVER ELECTRIC 204 GALLATIN PINE BOULEVARD, MADISON TN 37115 DATE: 11/01/2022 REVISED: 11/22/2022

* THE ABOVE REFERENCED DOCUMENTS ARE
INCORPORATED BY REFERENCE AS PART OF THESE
PLANS. HOWEVER, SCHAFER ENGINEERING DOES NOT
CERTIFY THE ACCURACY OF THE WORK REFERENCED
OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

Cover
Sheet

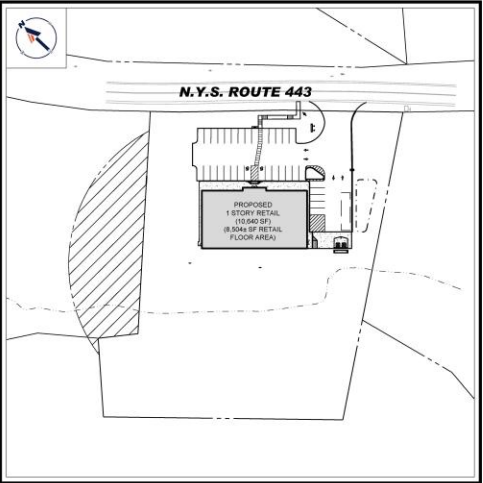
DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION PLAN	C-201
SITE LAYOUT PLAN	C-301
GRADING & DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
EROSION AND SEDIMENT CONTROL PLAN	C-601
EROSION AND SEDIMENT CONTROL NOTES & DETAILS	C-602
LANDSCAPE PLAN	C-701
LANDSCAPE NOTES & DETAILS	C-702
DETAIL SHEET	C-901
DETAIL SHEET	C-902
DETAIL SHEET	C-903
ALTA SURVEY (BY OTHERS)	1 SHEET
LIGHTING PLAN (BY OTHERS)	1 SHEET



USGS MAP

SCALE: 1" = 2,000'
SOURCE: USGS SCHOHARIE
AND USGS GALLUPVILLE



SITE MAP

SCALE: 1" = 80'

1. THESE PLANS ARE SOLELY BASED ON INFORMATION WHICH THE ENGINEER OF RECORD AND BOX-NOTIFY BOHLER, IN WRITING, IF ANY ACTUAL ANY OTHER SITE FEATURES.

AS CONTAINED IN THESE DRAWINGS AN ASSOCIATED DOCUMENTS PREPARED BY THE ENGINEER OF RECORD AND BOLLER, THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE ENGINEERING OF RECORDS AND BOLLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THE GENERAL NOTES TO BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES.

APPROPRIATE PROFESSIONAL LICENSED IN STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE THAT AN APPROPRIATELY LICENSED PROFESSIONAL DESIGNS ALL WALLS SHOWN HEREIN AND PRIOR TO CONSTRUCTION. REFER TO GRADING NOTES REGARDING RETAINING WALL DESIGN.	22. WATER SHEDS, COMP
CONTRACTOR IS CAUTIONED OF EXISTING UTILITY SERVICES TO REMAIN IN PROXIMITY TO PROPOSED BOLLARDS AND SIGNS. CONTRACTOR SHALL PROVIDE FIELD MODIFICATION LOCATIONS OF BOLLARDS AND BOLLARDS WITH SIGNAGE AS NEEDED TO AVOID CONFLICTS WITH EXISTING UTILITY SERVICES TO REMAIN.	23. O&M

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MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER COMPANY. IN THE ABSENCE OF REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (CPI) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.

METERS MUST BE PROTECTED AS REQUIRED BY THE JURISDICTIONAL GAS PROVIDER.

FILE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSISTENT WITH THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. 12181-12183), AND ANY AND ALL AMENDMENTS TO BOTH, WHICH FACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES.

**REFER TO LIGHTING PLAN FOR
TYPICAL LIGHTING NOTES AND
TABLES (BY OTHERS)**

PROPERTY LINE	EXISTING	_____
	PROPOSED	_____
ADJACENT PROPERTY	EXISTING	_____

**REFER TO SITE LAYOUT PLAN FOR
ZONING ANALYSIS TABLE AND LAND
USE / ZONING INFORMATION & NOTES**

FOR TYPICAL EROSION NOTES AND DETAILS

LANDSCAPE NOTES AND DETAILS

REFER TO LIGHTING PLAN FOR

LANDS N/F OF
TODD ROLFE
BK. 539, PG. 48
SECTION 73.0 BLOCK 5 LOT 3

LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
SHADE TREES					
	2	ACER FRIDLANDI OCTOBER GLORY	OCTOBER GLORY RED MAPLE	2 1/2 FT. CAL.	B+B
SUBTOTAL	2				
EVERGREEN TREES					
	14	PIXA NANA	NOBILIA SPURGE	8 FT.	B+B
SUBTOTAL	14				
EVERGREEN SHRUBS					
BABO	2	BOLUS MICROPHYLLA WINTER GEM	WINTER GEM BOWWOOD	30-30"	B+B
ICI	22	LEYX MEDIOREAE CHINA GRL.	CHINA GRL. HOLLY	30-30"	B+B
IGS	11	LEI CLABRA SHAMPOOK	SHAMPOOK NOBILITY HOLLY	30-30"	B+B
INR	24	LEYX CREMATA HETZEL	HETZEL HOLLY	24-30"	B+B
SUBTOTAL	69				

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICATE.

**THIS PLAN TO BE UTILIZED FOR
LANDSCAPE LAYOUT PURPOSES ONLY.
REFER TO GENERAL NOTES
SHEET FOR ADDITIONAL NOTES**



Landscape Plan

Ask where screening is needed?

Ask what type of screening is needed.

Ask for type and size planned

[illegible][illegible][illegible]

NOTES

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL NON-Biodegradable MATERIAL AND ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD BURLAP BACK 12" FROM ROOT BALL.
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH.
5. AFTER PLANTING & REPLYMENT¹ THROUGHOUT THE FOLLOWING TWO SUMMERS.
6. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS.
7. NEW SOIL IS REQUIRED IF THE TOP OF THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL IS NOT FIRM.
8. REFER TO THE CHART "GENERAL RANGE OF SOIL MODIFICATIONS & VOLUMES FOR SHRUBS, SOIL CONCENTRATIONS TO DETERMINE MINIMUM AMOUNTS OF PREPARED SOIL."
9. SUBSTITUTE ARBORTIE STAINING SYSTEM WHEN SPECIFIED.

REINFORCED RUBBER HOSE (1/2" DIA. BACK)

FOLD BURLAP AROUND TOP OF ROOT BALL

12 GAUGE GALVANIZED WIRE TIES TWISTED

2 DIA. HARDWOOD STAKES 30" LONG PER TREE

TWICE THE WIDTH OF ROOTBALL FOR PREPARED SOIL FOR TREES

PREPARED SOIL FOR TREES

1 PART COIR MULCH

3 PARTS TOPSOIL

(RECOMMENDATION ONLY. SEE SOIL MOIST. CHART)

MULCH/SHRUBS

20 GRAIN SHALLOWSHED MULCH WITH TAMPORED BASE

TAMP SOIL, SOILLY W/BACK BASE OF ROOT BALL

1-BET ROOT BALL FLUSH TO GRADE OR SEVERAL INCHES HIGHER IN POT/PLY DRUMMING SOILS

4" BUILT-UP EARTH SAUCER

2" FILL OF SHREDDED HARDWOOD BARK MULCH. MULCH SHALL BE CONTAINMENT. DRUMMING DOES NOT PUT MULCH IN CONTACT WITH TREE TRUNK

LANDSCAPE FABRIC AS SPECIFIED

ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS

1-BET ROOT BALL ON LANDFILLED SOIL IN BOTTOM OF HOLE

TREE PLANTING DETAIL

PLANT SHALL BE PLANTED SO THAT THE POINT AT WHICH THE ROOT FLARE BEGINS IS AT LEVEL WITH GRADE. CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF ROOT BALL AS SHOWN.

PLANTING MIX

1 PART FERT MOIST

1 PART COIR MULCH

3 PARTS TOPSOIL

(SEE SOIL MODIFICATION CHART)

BEFORE PLANTING, ADD 2" TO 4" OF WELL-COMPOSTED LEAVES AND RECYCLED YARD WASTE TO BED AND TILL INTO 2" OF PREPARED SOIL.

SOIL SURFACE ROUGHENED TO END WITH NEW SOIL.

FOR CONTAINER-GROWN SHRUBS, PLANT SHALL BE TRANSPORTED AT THE SAME GRADE AS THE CONTAINER. REMOVE THE CONTAINER. USE. THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL AWAY ANY ROOTS TO FREE THE PERIMETER OF THE CONTAINER.

2" DOUBLE SHREDDED HARDWOOD BARK MULCH. MULCH SHALL BE CONTAINMENT. DRUMMING DOES NOT PUT MULCH AGAINST THE BARK OF THE PLANT.

LANDSCAPE FABRIC AS SPECIFIED

FINISHED GRADE

PLACE SHRUB ON FIRM SOIL, IN BOTTOM OF HOLE

UNDISTURBED SUBGRADE

WHEN APPROPRIATE, PLANT MULTIPLE SHRUBS IN CONTIGUOUS PLANTING HOLES

SHRUB PLANTING DETAIL

1. PRIOR TO BEDDING, AREA IS TO BE TOPDRESSED FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
2. PRIOR TO BEDDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
3. SEEDING RATES:
 - PERENNIAL GRASSSEEDS 12 LB/1000 SQ FT
 - CENTURIAL GRASSSEEDS 1 LB/1000 SQ FT
 - RED FESCUE 12 LB/1000 SQ FT
 - BIRCHING/RED FESCUE 12 LB/1000 SQ FT
 - FERTILIZER (16-2-10) 2 LB/1000 SQ FT
 - LEAD LINE 1 LB/1000 SQ FT
 - TANK FLYCHER 3 LB/1000 SQ FT
 - TANK FLYCHER MULCH 3 LB/1000 SQ FT
4. GERMINATION RATES WILL VARY AS TO TYPE OF SEED FOR SOWING. CONTRACTOR TO IRRIGATE DESIGNATED AREAS UNTIL AN ACCEPTABLE STAGE OF COVER IS ESTABLISHED BY OWNER.

NOTES

SPECIFIED ARBORTIE GREEN OR WHITE MULCH IS TO BE PLACED AND COVERING MATERIAL IS TO BE PLACED ABOVE POLYPROPYLENE MATERIAL TO PROTECT MULCH FROM DIRECT SUNLIGHT. ARBORTIE SHALL BE FASTENED TO STAKES IN A MANNER WHICH PERMITS FREE MOVEMENT AND SUPPORTS THE TREE.

THIS END WRAPPED AROUND TREE AFTER KNOT IS TIGHTENED

THIS END TO STAKE

STEP 1: TAKE A SAMPLE KNOT 18-24" FROM EITHER END OF THE ARBORTIE (DEPENDENT ON THE DIAMETER OF THE TREE)

STEP 2: WRAP THIS END AROUND TREE, BEGAIN A NEW KNOT BELOW THE FIRST KNOT THAT WAS TIED IN STEP 1

HYDROSEED SPECIFICATIONS

1. TREE TRUNK

2. MIN. OF 3" STAKES TO EACH TREE

NOTES

HYDROSEEDING OF LACED WIRE SHALL FACILITATE THE WORK AND PREPARE MULCH TO THE SOG. DURING PERIODS OF HIGH TEMPERATURE, ILLUSTRATE THE SOG, IMMEDIATELY PRIOR TO LAYING THE SOG.

3. INSPECT SITE JUST BEFORE BEDDING. IF TRAPPAH HAS LEFT THE SOG COMPLETED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.

GLAY CLAY LOAM AND HIGH ORGANIC SOILS

SANDY LOAM LOAM (SILT LOAM)

LOAMY SAND, SAND

TONS/GRADE 1800/1000 SQ FT

4 180

3 130

2 90

ARBORTIE STAKING

PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT. IN ADDITION, 350 POUNDS 30-0-0 PER ACRE OR BELOW THE KNOT THAT WAS TIED IN STEP 1.

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STEP 2: WRAP THIS END AROUND TREE, BEGAIN A NEW KNOT BELOW THE FIRST KNOT THAT WAS TIED IN STEP 1

NOTES

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL NON-Biodegradable MATERIAL AND ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD BURLAP BACK 12" FROM ROOT BALL.
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH.
5. AFTER PLANTING & REPLYMENT¹ THROUGHOUT THE FOLLOWING TWO SUMMERS.
6. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS.
7. NEW SOIL IS REQUIRED IF IT IS NECESSARY TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL.
8. REFER TO THE CHART "GENERAL RANGE OF SOIL MODIFICATIONS & VOLUMES FOR GROWING SOIL CONFORMING TO DETERMINED MINIMUMS" FOR PREPARED SOIL.
9. SUBSTITUTE ARBORTIVE STAKING SYSTEM WHEN SPECIFIED.

REINFORCED RUBBER HOSE (1/2" DIA. BACK)

FOLD BURLAP AROUND TOP OF ROOT BALL

12 GAUGE GALVANIZED WIRE TIES TWISTED

2 DIA. HARDWOOD STAKES 30" LONG PER TREE

TWICE THE WIDTH OF ROOTBALL FOR PREPARED SOIL FOR TREES

PREPARED SOIL FOR TREES

1 PART COIR MULCH

3 PARTS TOPSOIL

(RECOMMENDATION ONLY. SEE SOIL MOIST. CHART)

MULCH/SHRUBS

20 GRAIN SHALLOW HOUL WITH TAMPORED BASE

TAMP SOIL, SOILLY WOUND BASE OF ROOT BALL

1-BET ROOT BALL FLUSH TO GRADE OR SEVERAL INCHES HIGHER IN POT/PLY DRAMING SOILS

4" BUILT-UP EARTH SAUCER

2" FILL OF SHREDDED HARDWOOD BARK MULCH. MULCH SHALL BE CONTIGUOUS. DRIPPING DO NOT PUT MULCH IN CONTACT WITH TREE TRUNK

LANDSCAPE FABRIC AS SPECIFIED

ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS

1-BET ROOT BALL ON MULCH/SHRUB SOIL IN BOTTOM OF HOLE

TREE PLANTING DETAIL

PLANT SHALL BE PLANTED SO THAT THE POINT AT WHICH THE ROOT FLARE BEGINS IS AT LEVEL WITH GRADE. CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF ROOT BALL AS BELOW.

PLANTING MIX

1 PART FERT MOIST

1 PART COIR MULCH

3 PARTS TOPSOIL

(SEE SOIL MODIFICATION CHART)

BEFORE PLANTING, ADD 2" TO 4" OF WELL-COMPOSTED LEAVES AND RECYCLED YARD WASTE TO BED AND TILL INTO 2" OF PREPARED SOIL.

SOIL SURFACE ROUGHENED TO END WITH NEW SOIL.

FOR CONTAINER-GROWN SHRUBS, PLANT SHALL BE TRANSPORTED AT THE SAME GRADE AS THE CONTAINER. REMOVE THE CONTAINER. USE. THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL AWAY ANY ROOTS TO FREE THE PERIMETER OF THE CONTAINER.

2" DOBLE SHREDDED HARDWOOD BARK MULCH. MULCH SHALL BE CONTIGUOUS. DRIPPING DO NOT PUT MULCH AGAINST THE BARK OF THE PLANT.

LANDSCAPE FABRIC AS SPECIFIED

FINISHED GRADE

PLACE SHRUB ON FIRM SOIL, IN BOTTOM OF HOLE

UNDISTURBED SUBGRADE

WHEN APPROPRIATE, PLANT MULTIPLE SHRUBS IN CONTIGUOUS PLANTING HOLES

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1. PRIOR TO BEDDING, AREA IS TO BE TOPDRESSED FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
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3. SEEDING RATES:
 - PERENNIAL GRASSSEEDS 12 LB/1000 SQ FT
 - CENTURIAL GRASSSEEDS 1 LB/1000 SQ FT
 - RED FESCUE 12 LB/1000 SQ FT
 - BIRCHING/RED FESCUE 12 LB/1000 SQ FT
 - FERTILIZER (16-2-10) 2.18 TONS/1000 SQ FT
 - LEAD LIME 1.40 TONS/1000 SQ FT
 - TANK FLYCHER 3.5 LB/1000 SQ FT
 - TANK FLYCHER MULCH 3.5 LB/1000 SQ FT
4. GERMINATION RATES WILL VARY AS TO TYPE OF SEED FOR SOWING. CONTRACTOR TO IRRIGATE DESIRED AREA UNTIL AN ACCEPTABLE STAGE OF COVER IS ESTABLISHED BY OWNER.

THIS END WRAPPED AROUND TREE AFTER KNOT IS TIGHTENED

THIS END TO STAKE

HYDROSEED SPECIFICATIONS

1. TREE TRUNK

2. MIN. OF THREE (3) STAKES TO EACH TREE

NOTES

SPECIFIED ARBORTIVE GREEN OR WHITE WATER-SOLUBLE AND DRYING MATERIAL IS TO BE PLACED AROUND PLYOPLYETHYLENE MATERIAL TO PROTECT FROM UV RADIATION. ARBORTIVE SHALL BE FASTENED TO STAKES IN A MANNER WHICH PERMITS FREE MOVEMENT AND SUPPORTS THE TREE.

THIS END WRAPPED AROUND TREE AFTER KNOT IS TIGHTENED

THIS END TO STAKE

ARBORTIVE STAKING

PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT. IN ADDITION, 350 POUNDS 30-0-0 PER ACRE OR BELOW THE EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN PLACE OF TOP-DRESSING. APPLY LIME (30-0-0) TO 20 PERCENT CALCIUM PLUS MAGNESIUM ORIGIN) AS FOLLOWS:

SOIL TEXTURE	TONS/ACRE	18%/1000 SQ. FT
CLAY / CLAY LOAM AND HIGH ORGANIC SOILS	4	180
CLAY / CLAY LOAM	3	135
SANDY LOAM / LOAM / SILT LOAM	2	90
LOAMY SAND / SAND	2	90

NOTES

WORK LINE AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICALLY TO A DEPTH OF 4 INCHES WITH A DOUBLE SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE DONE BY THE GENERAL CONTRACTOR. THE HARROWING SHOULD BE DONE WITHIN 10 DAYS OF THE END OF THE PLANTING OPERATION.

C. REMOVE FROM THE SURFACE ALL OBJECTS THAT WOULD PREVENT SOIL FROM SOIL CONTACT AND REMOVE ALL OTHER DEBRIS SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLUMP, OR OTHER MATERIAL.

D. INSPECT SITE JUST BEFORE BEDDING. IF TRAPPAH HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.

ARBORTIVE STAKING

ARBORTIVE STAKING

A. BOTH STAKES SHOULD BE Laid ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP THE SLOPE. THE STAKES SHOULD BE PLACED IN THE WORK AND PREPARED MATERIAL TO THE SOIL. DURING PERIODS OF HIGH HUMIDITY, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOIL.

B. PLACE SOIL WITH STRIPS, LEAVING JOINTS THAT ARE STAGGERED. OPEN SPACES FORM EROSION.

THIS END WRAPPED AROUND TREE AFTER KNOT IS TIGHTENED

THIS END TO STAKE

STANDARD FOR PERMANENT STABILIZATION WITH

[illegible]

NOTES

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
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LANDSCAPE FABRIC AS SPECIFIED

ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS

1-BET ROOT BALL ON LANDFILLED SOIL IN BOTTOM OF HOLE

TREE PLANTING DETAIL

PLANT SHALL BE PLANTED SO THAT THE POINT AT WHICH THE ROOT FLARE BEGINS IS AT LEVEL WITH GRADE. CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF ROOT BALL AS SHOWN.

PLANTING MIX

1 PART FERT MOIST

1 PART COIR MULCH

3 PARTS TOPSOIL

(SEE SOIL MODIFICATION CHART)

BEFORE PLANTING, ADD 2" TO 4" OF WELL-COMPOSTED LEAVES AND RECYCLED YARD WASTE TO BED AND TILL INTO 2" OF PREPARED SOIL.

SOIL SURFACE ROUGHENED TO END WITH NEW SOIL.

FOR CONTAINER-GROWN SHRUBS, PLANT SHALL BE TRANSPORTED AT THE SAME GRADE AS THE CONTAINER. REMOVE THE CONTAINER. USE. THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL AWAY ANY ROOTS THAT EXCEED THE PERIMETER OF THE CONTAINER.

2" DOUBLE SHREDDED HARDWOOD BARK MULCH. MULCH SHALL BE CONTAINMENT. DRUMMING DOES NOT PUT MULCH AGAINST THE BARK OF THE PLANT.

LANDSCAPE FABRIC AS SPECIFIED

FINISHED GRADE

PLACE SHRUB ON FIRM SOIL, IN BOTTOM OF HOLE

UNDISTURBED SUBGRADE

WHEN APPROPRIATE, PLANT MULTIPLE SHRUBS IN CONTIGUOUS PLANTING HOLES

SHRUB PLANTING DETAIL

1. PRIOR TO BEDDING, AREA IS TO BE TOPDRESSED FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
2. PRIOR TO BEDDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
3. SEEDING RATES:
 - PERENNIAL GRASSSEEDS 12 LB/1000 SQ FT
 - CENTURY BURNING 1 LB/500 SQ FT
 - RED FESCUE 12 LB/1000 SQ FT
 - BIRCHING/RED FESCUE 12 LB/1000 SQ FT
 - FERTILIZER (16-2-10) 2 LB/1000 SQ FT
 - LEAD LIME 1 LB/500 SQ FT
 - TANK FLYCHER 3 LB/500 SQ FT
 - TANK FLYCHER MULCH 3 LB/500 SQ FT
4. GERMINATION RATES WILL VARY AS TO TYPE OF SEED FOR SOWING. CONTRACTOR TO IRRIGATE DESIGNATED AREAS UNTIL AN ACCEPTABLE STAGE OF COVER IS ESTABLISHED BY OWNER.

NOTES

SPECIFIED ARBORTIE GREEN OR WHITE MULCH AND LAYING MATERIAL IS TO BE PLACED AROUND PLY PROPELLE MATERIAL TO PROTECT MULCH FROM WEATHERING. ARBORTIE SHALL BE FASTENED TO STAKES IN A MANNER WHICH PERMITS FREE MOVEMENT AND SUPPORTS THE TREE.

THIS END WRAPPED AROUND TREE AFTER KNOT IS TIGHTENED

THIS END TO STAKE

STEP 1: TAKE A SAMPLE KNOT 18-24" FROM EITHER END OF THE ARBORTIE (DEPENDENT ON THE DIAMETER OF THE TREE)

STEP 2: WRAP THIS END AROUND TREE, BEGAIN A NEW KNOT BELOW THE FIRST KNOT THAT WAS TIED IN STEP 1.

HYDROSEED SPECIFICATIONS

1. TREE TRUNK

2. MIN. OF THREE (3) STAKES TO EACH TREE

ARBORTIE STAKING

NOTES

PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT. IN ADDITION, 350 POUNDS 30-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED IN PLACE OF TOP-DRESSING. APPLY LIME (30-0-0) TO 20 PERCENT CALCIUM PLUS MAGNESIUM ORIGIN AS FOLLOWS:

SOIL TEXTURE	TONS/ACRE	1 LB/1000 SQ. FT
CLAY / CLAY LOAM AND HIGH ORGANIC SOILS	4	180
CLAY / CLAY LOAM	3	135
SANDY LOAM / LOAM / SILT LOAM	2	90
LOAMY SAND / SAND	2	90

6. WORK LINE AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICALLY TO A DEPTH OF 4 INCHES WITH A DOUBLE SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE DONE BY THE GENERAL CONTRACTOR.

7. REMOVE FROM THE SURFACE ALL OBJECTS THAT WOULD PREVENT SOIL FROM SOIL CONTACT AND REMOVE ALL OTHER DEBRIS SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLUMPS, OR OTHER MATERIAL.

8. INSPECT SITE JUST BEFORE BEDDING. IF TRAPPAH HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.

ARBORTIE STAKING

A. BOTH STAKES SHOULD BE Laid ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP THE SLOPE. THE STAKES SHOULD BE PLACED IN THE WORK AND PREPARED MATERIAL TO THE SOIL. DURING PERIODS OF HIGH HUMIDITY, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOIL.

B. PLACE SOIL WITH STRIPS, LEAVING JOINTS THAT ARE STAGGERED. OPEN SPACES FORMED BY EROSION.

STANDARD FOR PERMANENT STABILIZATION WITH

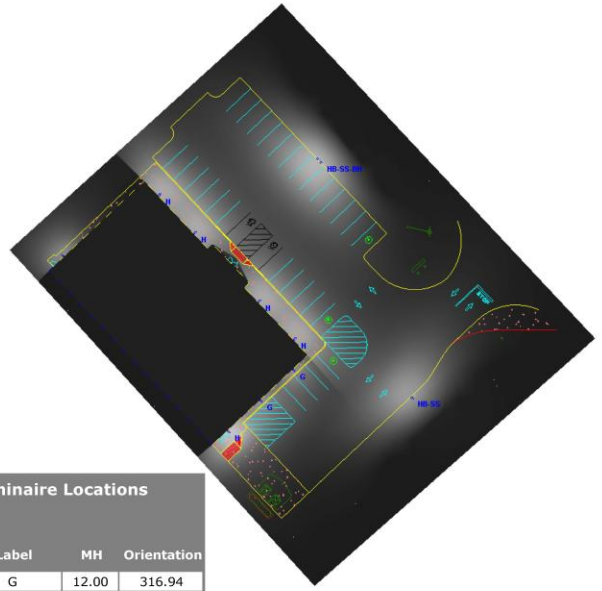
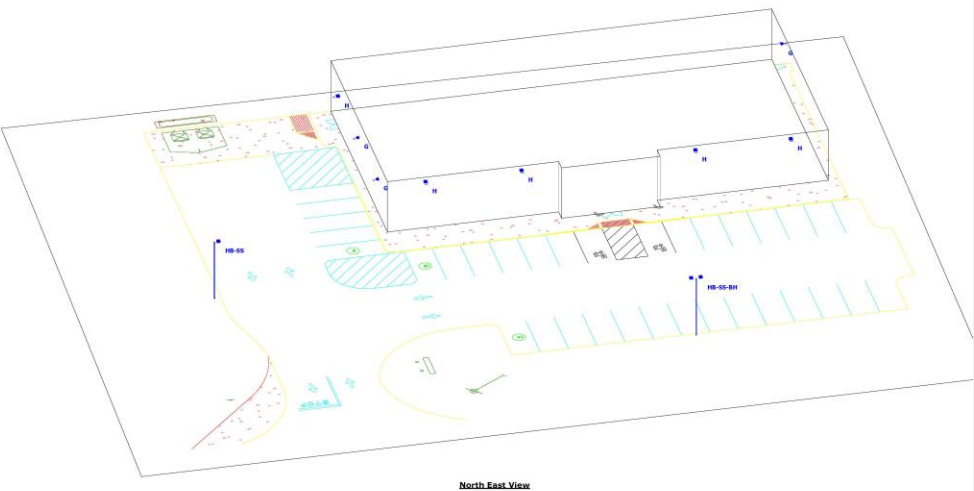
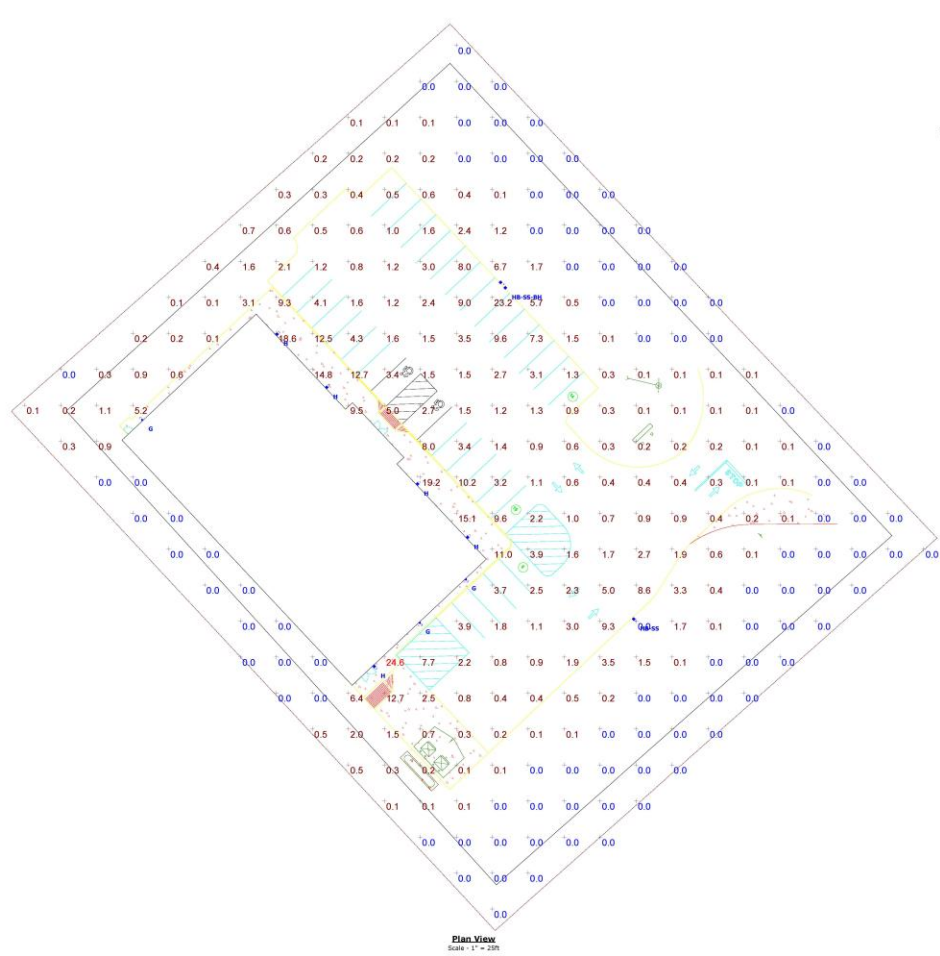
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Schedule						
Symbol	Label	Quantity	Manufacturer	Description	Lumens Per Lamp	Wattage
	G	3	SHENZHEN SNC OPTO ELECTRONIC CO.,LTD	SNC-FWP01-40CT4A1-40	4861	40.4
	H	5	ASMA RT LIGHT CO., LTD	PRO-SG11-150WCT3A1	15704	153.3
	HB-SS	1	ASMA RT LIGHT CO., LTD	PRO-SG11-150WCT3A1 with SIDE SHIELDS	15704	153.3
	HB-SS-BH	1	ASMA RT LIGHT CO., LTD	TWO PRO-SG11-150WCT3A1 with SIDE SHIELDS	15704	306.6

Luminaire Locations		
Label	MH	Orientation
G	12.00	316.94
G	12.00	138.35
H	16.50	46.59
H	16.50	46.59
H	16.50	46.59
H	16.50	46.59
H	16.50	46.59
HB-SS-BH	20.00	228.74
HB-SS-BH-1	20.00	228.74
HB-SS-BH-2	20.00	228.74
HB-SS	20.00	315.32
G	12.00	133.85
H	12.00	138.35

Lighting Plan

Ask if light will spill onto adjacent properties?

Ask if parking lots are over-lighted

Ask if lighting fixtures design are appropriate



Photosimulations – a critical tool if done right



The Result of 18 Months of Site Plan Work



WHAT TO LOOK FOR/ASKING THE RIGHT QUESTIONS



Access and circulation: driveway location and sight distance, turning movements, emergency vehicle access, pedestrian and bike connections.

Parking and loading: counts vs. code, layout, delivery and trash pickup, snow storage.

Stormwater, grading, utilities: drainage patterns, impacts downstream, water and sewer capacity.

Environmental resources: wetlands, streams, steep slopes, floodplains, habitat, agricultural soils, historic resources.

Landscaping, screening, lighting, signage: buffers to neighbors, dark-sky lighting, noise and odor.

Neighboring properties and community character: what the abutters will actually see, hear, and live with.



TIPS

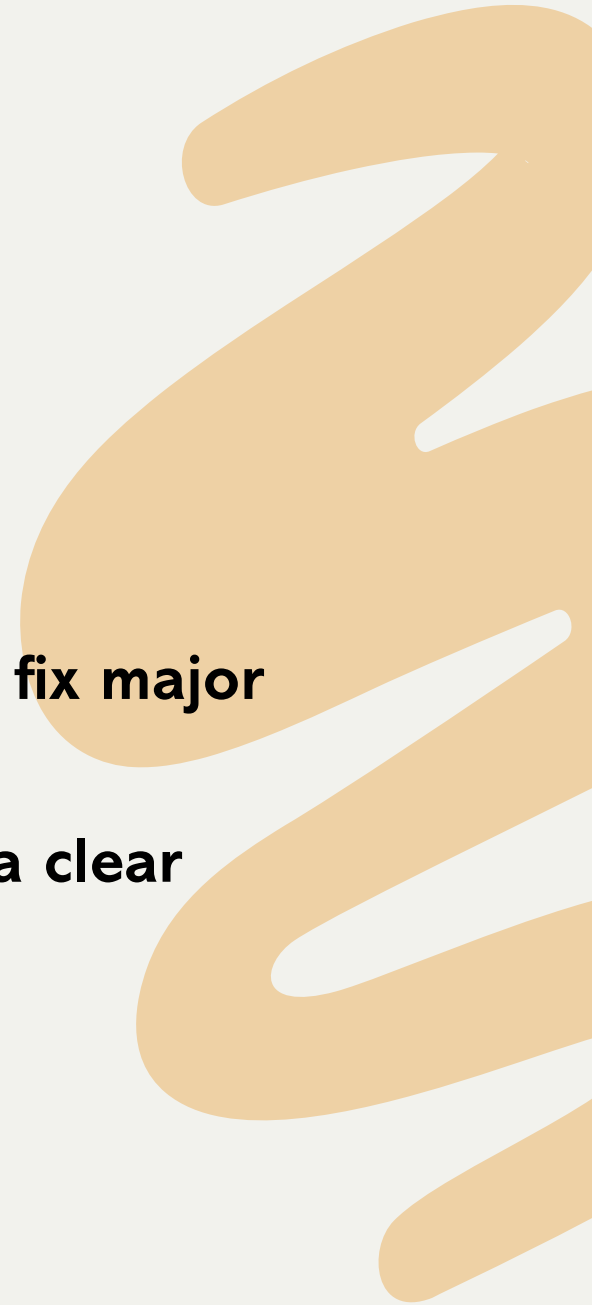
- **Check the application submissions against your site plan law's submission requirements before you deem the application complete.**
- **Walk the site with the plan in hand**
- **Trace what a vehicles path might be**
- **Use consultants to explain unfamiliar symbols and significance of elements**
- **If Stormwater Pollution Prevention Plans are required (>1 acre, certain smaller disturbances, and other) have Town Engineer or Consulting Engineer do the review of those technical designs**





COMMON PITFALLS

- **Reviewing what you don't have authority to regulate.**
- **Failing to look at the bigger picture**
- **Making applicants guess what you want**
- **Approving a plan that isn't ready - Don't use conditions to fix major unresolved problems**
- **Don't make a decision you can't explain or justify - create a clear record supporting decision**



PROCESS AND PROCEDURES

- **Application Submitted**
Check submission requirements
- **Board and Technical Review**
Identify issues and request revisions
- **SEQR, County Referral, Public Hearing**
As applicable: Steps may Overlap
- **Resolve outstanding Issues**
Confirm required reviews and information
- **Decision and Written Resolution**
Approve, Conditionally Approve, or Deny

WHO DOES WHAT?

Applicant: Responsible for a complete, accurate application.

Board: Follow local law, SEQR, review submittals, ask for information, decision-maker

Consultants (Engineer, Planner, Attorney): Technical advice, not the decision.

Public: Provide input at the hearing, during other public input opportunities. The board must consider it, but comments aren't a vote.

FROM QUESTIONS TO FINDINGS TO CONDITIONS

Issue Identified

1. Delivery trucks may block parking spots
2. Lighting may affect nearby house
3. Stormwater may affect adjacent Class A Stream
4. Screening is inadequate

Conditions of approval should refine an acceptable plan, not substitute for an incomplete one.

APPROPRIATE BOARD RESPONSE

1. Request a truck-turning diagram
2. Request lighting plan and dark-sky compliant fixtures
3. Engineering review/ Move SWMA
4. Require revised landscape plan with more/different plants, in different locations, and with other screening features

BUILD YOUR RECORD!

1. Why the record matters: Article 78 review looks at whether the decision was rational and supported by the record.
2. Practical habits: reference specific code sections, state findings of fact, tie conditions to identified impacts, and keep minutes that capture the reasoning.
3. Decision options: approve, approve with conditions, or deny, via a well-drafted resolution looks like.
 - Denial must be supported by applicable standards and record evidence

PARTING WORDS OF WISDOM:

**REMEMBER THAT THE PLANNING BOARD'S JOB IS
NEITHER TO HELP THE APPLICANT GET APPROVAL
NOR TO FIND REASONS TO DENY A PROJECT. ITS
JOB IS TO CONDUCT A FAIR, THOROUGH,
EFFICIENT REVIEW AND REACH A DECISION
SUPPORTED BY THE LAW AND THE FACTS**

THANK YOU

Q AND A

