

DELHI TOWN PLANNING BOARD
SPECIAL PERMIT CHECKLIST

Project Name _____

Date Reviewed _____

Action Taken approved with conditions denied
 If permit is denied, provide applicant with reason for denial

Section 604 Standards Applicable To All Special Permit Uses

Before granting a Special Permit, the Planning Board shall be satisfied that all of the following conditions have been met. The Planning Board is authorized to condition Special Permits to ensure compliance with these conditions. (See Section 605, Conditions).

1. Is the proposed development compatible with nearby properties? Yes No
 Comments: _____

2. Will the proposed development discourage the appropriate development and use of adjoining properties or impair their value? Yes No
 Comments: _____

3. Can any additional traffic generated by the proposed development be adequately and safely served by the existing and proposed roads? Yes No
 Comments: _____

4. Can the proposed development be served by and not overtax existing necessary community facilities? (power, water, sewer, phone, etc.) This includes providing adequate access for emergency vehicles. Yes No
 Comments: _____

5. Will operation of this proposed activity be more objectionable to nearby properties by reason of dust, odor, noise, fumes, vibration, excessive lighting, or water pollution than would the operation of a permitted use? Yes No
 Comments: _____

6. Will the proposed special use conflict with the Comprehensive Plan? Yes No
 Comments: _____

7. Will solar access of adjacent buildings be obstructed by said use? Yes No
 Comments: _____

8. Have all State Environmental Quality Review requirements been met? Yes No
 Comments: _____

(continued)

9. Are there any existing violations of the Zoning Ordinance or any other Town Law or Regulation on the property where the proposed Special Permit is being applied for?
() Yes () No

Comments: _____

Section 605 Conditions

The Planning Board, in granting Special Permits, may impose such conditions, safeguards, and restrictions upon development as may be deemed necessary in the public interest to secure compliance with the provisions of the Delhi Town Zoning Ordinance.

Conditions may include, but are not limited to, the following:

- A) The hours of operation
- B) Access to the subject property
- C) Protection of surface and groundwater
- D) Lighting of the site, to include intensity and shielding, so as not to adversely affect adjacent or nearby property owners
- E) Adequate sewer and water supplies
- F) Sound limitations as needed to ensure peaceful enjoyment of neighbors
- G) Locations, size, height, design of building, walls, fences, landscaping, and buffer yard
- H) Covenants and/or homeowners' association for maintenance of applicable restrictions
- I) Timing or phasing of development
- J) Underground utilities
- K) Control of smoke, dust, and odor
- L) Bonding as required to ensure standards are met and plans are implemented

No Special Permit shall be issued for a use on a property where there is an existing violation of the Zoning Ordinance or other Town Law or Regulation.