DELHI TOWN PLANNING BOARD SPECIAL PERMIT CHECKLIST

Project	Name					
Date R	eviewed					
Action ⁻	Taken	() approved with conditions () denied If permit is denied, provide applicant with reason for den	ial			
Section	1 604 Sta	ndards Applicable To All Special Permit Uses				
conditio	ons have b	Special Permit, the Planning Board shall be satisfied that been met. The Planning Board is authorized to condition S be with these conditions. (See Section 605, Conditions).				
1.		posed development compatible with nearby properties? ts:	()	Yes	() No
2.		proposed development discourage the appropriate develop properties or impair their value? ts:		nt and) Yes		
3.		additional traffic generated by the proposed development rved by the existing and proposed roads? ts:				
4.	communi	proposed development be served by and not overtax exist ty facilities? (power, water, sewer, phone, etc.) This incluse access for emergency vehicles.	ıdes		ding	
5.	reason of	ation of this proposed activity be more objectionable to ne dust, odor, noise, fumes, vibration, excessive lighting, or experation of a permitted use?	wat		utio	
6.	Will the p Commen	roposed special use conflict with the Comprehensive Plarts:	າ? () Yes	; 	() No
7.	Will solar Commen	access of adjacent buildings be obstructed by said use? ts:				
8.	Have all S Commen	State Environmental Quality Review requirements been m	et?	() Ye	es	() No

(continued)

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?							
Comments:() Yes	() No	_				

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.