

Town of Lyons

43 Phelps St., Lyons, New York 14489

Phone (315) 946-6252

Fax (315) 946-0060

SPECIAL PERMIT REVIEW PROCESS

Submit completed application

Pay two-hundred fifty dollar (\$250) **non-refundable** application fee

Submit letter of intent

Submit site plan if required (If so, follow site plan review process also)

Preliminary plans and other descriptive matter sufficient to clearly portray the intentions of the applicant shall accompany an application. Such plans shall show the location of all buildings, parking areas, traffic access and circulation drives, open spaces, landscaping and any other pertinent information that may be necessary to determine if the proposed special use meets the requirements of the Town Code.

Applicant shall adhere to all requirements set forth in 6 NYCRR Part 617 as they relate to the State Environmental Quality Review (SEQR)

If required by General Municipal Law Section 239-m, applicant shall attend the Wayne County Planning Board meeting (see schedule)

Attend Town Of Lyons Board meeting (see schedule)(referral to Planning Board for review and Schedule a Public Hearing)

Attend Town of Lyons Planning Board meeting (see schedule)

Attend Town of Lyons Board meeting(Public Hearing and Final Decision)

There are fifteen criteria that shall be used to review special permit applications, to the extent they are pertinent to each request. Additional factors may also be considered and additional standards imposed. In deliberating a proposal, the Planning Board and Zoning Board of Appeals may determine that some factors outweigh others.

- A. The character of the neighborhood.
- B. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning and uses.
- C. The suitability of the property for the uses to which it has been restricted under the current applicable zoning district regulations.
- D. The length of time the property has remained vacant as zoned.
- E. The extent to which approval of the application would detrimentally affect nearby properties.

- F. The extent to which the proposed use would substantially harm the value of nearby properties.
- G. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.
- H. The extent to which utilities and services, including but not limited to, sewers, water service, police and fire protection, and parks and recreation facilities, are available and adequate to serve the proposed use.
- I. The extent to which the proposed use would create excessive stormwater runoff, air pollution, water pollution, noise pollution or other environmental harm.
- J. The extent to which there is a need for the use in the community.
- K. The economic impact of the proposed use on the community.
- L. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to the zoning district regulation.
- M. The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of the denial of the application.
- N. The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.
- O. The recommendation of professional staff.