

§ 300-63.2. Applicability.

In accordance with New York State Town and Village Law, no construction or site improvement work may commence until site plan approval, where required, has been granted. Site plan review and approval is required in accordance with the procedures of this article for all new buildings and uses and expansions of existing buildings as defined in this article:

- A. Site plan review shall not be required for the:
 - (1) Maintenance of existing sign structures in all districts and the placement of signs in all districts; and
 - (2) Placement of a mobile home or manufactured home on a single lot or in an approved mobile home or manufactured home park.
 - (3) Single and two-family residential uses.
- B. Minor site plan review requires only Planning Department approval and shall be required for:
 - (1) Any proposed changes to parking, loading or stacking, or dumpsters, located more than 250 feet from residential use or district where such modifications are determined by the Planning Department to be consistent with the intent and objectives of the original site plan.
 - (2) The proposed modification to an approved landscape plan to preserve existing mature trees and/or vegetation or change proposed plant species or the relocation of underground utilities where such modifications are determined by the Planning Department to be consistent with the intent and objectives of the original site plan;
 - (3) The placement of accessory structures such as generators, toolsheds, HVAC equipment, transformers, or compressors;
 - (4) Additions to buildings and uses that do not require additional off-street parking spaces.
 - (5) Adjustments to approved site plans during development. During the development of an approved site plan, the Planning Department may authorize minor adjustments to the final development plan when such adjustments appear necessary in light of technical or engineering considerations first discovered during actual development. Such minor

adjustments shall be limited to the following and shall be exempt from the procedures outlined in § 300-63.3:

- (a) Altering the location of any one structure or group of structures by not more than 10 feet or 0.1 of the distance shown on the approved site plan between such structure or structures and any other structure or any vehicular circulation element or any boundary of the parcel, whichever is less.
 - (b) Altering the location of any circulation element by not more than 10 feet or 0.1 of the distance shown on the approved plan between such circulation element or any structure, whichever is less.
 - (c) Reducing the yard area or open space associated with any single structure by not more than 5%.
 - (d) Altering any final grade by not more than 5% of the originally planned grade.
 - (e) Modification of landscaping, as long as screening intent is maintained.
- (6) Minor modifications. Minor modifications shall be limited to the following and shall be exempt from the procedures outlined in Article 63.3:
- (a) Error correction that does not alter the site plan.
 - (b) Modifications that are not in violation of this chapter.
 - (c) Changes that do not affect overall site layout or properties outside of the site.
- C. Major site plan review requires Planning Board approval and is required for all new buildings and uses as well as expansions of uses and buildings that are not explicitly exempt from site plan review or do not qualify for minor site plan review.