



Town of riga
6460 E. Buffalo Road
Churchville, NY 14428
(585) 293-3880 Ext 122

Subdivision/Site Plan Application Package ONE

Included:

- One (1) Instruction Sheet (This sheet)
- One (1) Meeting Schedule & Deadline Dates
- One (1) List of Fees
- One (1) Guideline for Putting in a Site Plan/ Subdivision
- One (1) Guideline for Site Plan Approval
- One (1) Standard Planning Board Notes
- One (1) Guideline for Submitting a Referral to Monroe County
- One (1) Agricultural Data Statement
- One (1) Environmental Assessment Form (Riga)
- One (1) Site Plan/Subdivision Application
- One (1) Short Environmental Assessment Form

Fill in and submit back all forms in the packet. Applications must be submitted before or on the deadline date to be put on the next month's agenda. **13 copies of an engineered site plan map and full application packet** must accompany your application. The standard Planning Board notes will be required on your map.

Complete the online Monroe County Development Review on their website –
<https://cip.monroecounty.gov/drc/account>

Answer all questions on the short environmental assessment form.

Return this entire package and your application fee to the Planning Board Secretary by the monthly deadline for review. **(The deadline is strictly adhered to)**. A public hearing will be scheduled, and you will receive a copy of the hearing notice in the mail.

If additional information is needed to complete the application the Planning Board Secretary will inform you about what additional information is needed.

Questions please call,

Trish Minni
Planning Board Secretary
585-293-3880 ext. 121

William Stenglein
Planning Board Chairman
585-303-5256

**TOWN OF RIGA
PLANNING BOARD
2026**

MEETING SCHEDULE

1st Monday of every month at 7:00 PM except when noted*

Deadline: 30 calendar days prior to meeting date

Meeting

1/12/2026*(2nd Mon)

2/2/2026

3/2/2026

4/6/2026

5/4/2026

6/1/2026

7/13/2026 *(2nd Mon)

8/3/2026

9/14/2026*(2nd Mon)

10/5/2026

11/2/2026 (Multipurpose Room)

12/7/2026

Town of Riga – 2026 Fee Schedule



A residential building permit fee may be waived for any structure being rebuilt using the same footprint, that has been damaged by fire, accident, or natural disaster at the discretion of the Town Board.

All fees must be paid in full prior to issuance of any permit.

Activity or Permit	Building Department Fees		
Residential Structures	Basic Fee	or\$/SF	
New Construction	\$400 (min)	0.20	
Recreation Fee/per dwelling	\$500		
Certificate of Occupancy	\$100		
Storm Water Tie in Fee (when required)	\$100		
Post Construction Fee	\$100	Plus permit fees	
Permit Renewal (additional 6-months)	\$100		
Addition and Remodeling	\$100	0.15	
Accessory Structures	Basic Fee	or\$/SF	
Temporary Cargo Trailer/Containers for moving or remodeling (6 months)	\$100		
Accessory Buildings	\$50	0.10	
Deck	\$50	0.10	
Covered Porch	\$50	0.10	
Lean-to Shelters	\$50	0.10	
Wood-burning stoves or fireplaces (including inserts)	\$50		
Outdoor Wood Boiler	\$100		
Swimming Pool and or Hot Tub	\$30		
Swimming Pool In ground	\$60		
Solar Panels (Residential)	\$100 (max)	1.00	Sq foot of panel
Geo Thermal (Residential)	\$100		
Generator	\$50		
Heating/Appliance	\$30		
Demolition Residential & Commercial	Basic Fee	or\$/SF	
500 sq. ft. to 2,999 sq. ft.	\$50		
3,000 and higher sq. ft.	\$100		
Persons removing an agricultural structure that derive a minimum of \$10,000 of income per year from farming operations	No Charge		
Telecommunication Facility	Basic Fee	or\$/SF	
Replacing or upgrading of existing antennas	\$250/ea. antenna		
Addition of new antennas	\$250/ea. antenna		

Commercial Structures	Basic Fee	or\$/SF	
Temporary Cargo Trailer/Containers (6 months)	\$100		
3 rd Party External Plan review at discretion of building Inspector - costs to be paid for by applicant	Actual costs, plus 4%		
Consolidated Review	\$150	0.20	for 1st 10,000 sq ft
(Complete structural plans including all utilities submitted with permit application)	\$150	0.10	thereafter Over 10,000 sq ft
Segmented Review – An additional fee of \$0.05 per SF will be charged for review of each additional plan required that is not part of original application, including but not limited to electrical, heating, interior build out, etc.		0.05	
Certificate of Occupancy	\$150		
Permit Renewal	\$100		
Solar Panels (Commercial)	\$100 (min)	\$1.00	Per Sq foot of panel

*All Special Inspections and Tests required per Chapter 17 of the 2020 International Building Code will be paid by the developer or contractor

Miscellaneous fees	Basic Fee	or\$/SF	
Mobile Home (in Park)	\$7.00 unit		
Mobile Home	\$10.00/qtr		Ag. Exempt
Sign Permit	\$25.00(min)	\$2.00	
Operating Permit – Profit organizations	\$100		
Operating Permit – Non-Profit organizations	No Charge		
Removal of a Stop Work Order	\$200		
Driveway- New or Alteration Permit	\$40		

Town, Planning & Zoning Board Fees

In addition to the fees listed below, the actual cost of publication of Notices in official Newspapers of the Town, the actual cost of attorney charges, and the fees paid by the Town of Riga to its engineering consultant, plus four percent of that actual engineering cost as an administrative fee to the Town of Riga, will be billed to the applicant.

Activity or Permit	Town Board Fees		
Rezoning Request			
Application Fee	\$200.00		
Engineering Charges	Actual costs, plus 4%		
Attorney Charges	Actual costs		
Publishing Charges	Actual costs		
Excavating Permit			
Application Fee	\$150.00		
Engineering Charges	Actual costs, plus 4%		

Attorney Charges	Actual costs		
Publishing Charges	Actual costs		
Excavating Permit			
Permit Issuance Fee	\$150.00	0-500	Cubic Yards
	\$300.00	501-999	Cubic Yards
1000 Cubic Yards and up	\$300.00	+ \$25.00 per	each additional
			1,000 Cubic Yards
Telecommunication Facility-Small Wireless Facilities			
License Review Fee	\$1,750.00		
ROW Authorization Fee	\$ 600.00/1st	175	each additional
Telecommunication Facility-Small Wireless Facilities (continues)			
Construction of a new pole or structure Fee	\$1,000.00	each	
Annual License Fee	\$350.00	each SWF in Town ROW	
Annual License Fee	\$650.00	each constructed support structure in ROW	
Activity or Permit Zoning Board of Appeals Fees			
Variance			
Application Fee	\$300.00		
Engineering Charges	Actual costs, plus 4%		
Attorney Charges	Actual costs		
Publishing Charges	Actual costs		
Interpretation			
Application Fee	\$100.00		
Zoning Board of Appeals Fees			
Special Hearing			
Application Fee	\$225.00		
Engineering Charges	Actual costs, plus 4%		
Attorney Charges	Actual costs		
Publishing Charges	Actual costs		
Planning Board Fees Subdivision & Site Plan			
Sketch Plan Review	\$50.00		
Informal Review	\$25.00, plus \$10/lot		
Preliminary Approval – Subdivision	\$350.00, plus \$50/lot		
Engineering Charges	Actual costs, plus 4%		
Attorney Charges	Actual costs		
Publishing Charges	Actual costs		
Final Approval Subdivision	\$50.00 w/o public hearing \$150.00, plus \$50/lot		
Preliminary Approval – Site Plan			
Residential	\$350.00/lot		
Commercial or Industrial	\$350.00, plus .05¢/sq. ft		
Engineering Charges	Actual costs, plus 4%		

Attorney Charges	Actual costs				
Publishing Charges	Actual costs				
Final Approval - Site Plan					
Residential	\$50.00/lot				
Commercial or Industrial	\$100.00 w/o public hearing / \$250.00 with				
Engineering Charges	Actual costs, plus 4%				
Attorney Charges	Actual costs				
Publishing Charges	Actual costs				
Re-Approval Subdivision or Site Plan			\$50.00		
Specially Scheduled Hearing- Subdivision or Site Plan			\$400.00		
Activity or Permit	Planning Board Fees				
Special Use Permit –					
Special Use Permit – AG/RES Zoning	\$50.00				
Special Use Permit – All other Zoning	\$200.00				
Engineering Charges	Actual costs, plus 4%				
Attorney Charges	Actual costs				
Publishing Charges	Actual costs				
Special Use Permit's					
Telecommunication Facilities - Small Wireless Facilities	\$600.00/1st new support structure	\$175.00	each additional		
	\$1,000.00	each			
Special Use Permit – non exempt Telecommunication Facilities	\$1,000.00 fee payable to the Town of Riga at the time of application for a non-exempt telecommunication facility.				
Special Use Permit	\$500.00 plus \$10.00/acre or fraction thereof, plus \$.06 cents per square foot of building or structure area be established for review of a recreation site plan.				
Recreation Facilities					
Special Use Permit	\$250.00 be assessed to the recreation facility owner to be payable within 30 days of January 1 st of the year following approval of a certificate of occupancy or approval to operate.				
Review and Renewal Fee for Recreation Facilities					
Engineering Charges	Actual costs, plus 4%				
Attorney Charges	Actual costs				
Publishing Charges	Actual costs				
Special Use Permit Review	\$250.00 plus \$.06 cents per square foot of building or structure area be established for review of any proposed amendment to an already existing approved site plan.				
"Recreation Amended Site-Plan"					
Activity or Permit	Planning Board Fees				
Filling Permit Application Fee	\$150.00				
Engineering Charges	Actual costs, plus 4%				
Attorney Charges	Actual costs				
Publishing Charges	Actual costs				
Peddler/Soliciting Fee	\$100.00/per peddler	e.g.: 5 peddlers from 1 company - \$500.00			
Town of Riga Dog License/Seizure Fees					
Dog Seizure Fee (First 24 hours of impoundment)	1 st Offense \$25.00/ 2 nd Offense \$50.00/3 rd Offense \$75.00				

Dog Boarding Fee (After 24 hours of impoundment)	\$15.00 per day	
Dog License Fee – Spayed/Neutered	\$9.00	
Dog License Fee – Un-Spayed/Un-Neutered	\$17.00	

TOWN OF RIGA GUIDELINES FOR PUTTING IN A SITE PLAN OR SUBDIVISION

1. A Certificate of Occupancy will not be given until well water has been tested and approved by the Monroe County Health Department and a final Tape Location Map with elevation, made after construction, has been supplied to the Building Inspector.
2. Process usually takes three (3) months.
3. If intended use does not comply with Zoning Ordinance, a variance must be obtained.
4. The applicant must present plans and intentions to the Planning Board for the Agenda.
5. A minimum of three weeks advance notice is required to be placed on the Planning Board Agenda. (see Meeting Schedule for deadlines)
6. Thirteen (13) copies of plans must be available for Preliminary Approval.
7. Each applicant is responsible for distributing copies of the plot plan map to involved agencies.
8. The applicant, or someone authorized to act on his/her behalf, is required to be at the Public Hearing (the applicant is strongly encouraged to be present).
9. Engineering and administrative fee to the Town must be paid prior to proceeding to the next phase of approval. All fees must be paid prior to issuance of a building permit.
10. Subdivision markers must be shown at all corners, consisting of iron or steel pipe encased in concrete.
11. Minimum lot size is 210' x 210' with water and sewer, 1 acre w/210' at the road.
12. Minimum house size is One Story – 1200 sq ft, Two Story – 1600 sq ft with not less than 800 sq ft on the first floor.
13. Minimum requirement within the lot:

Front Set Back – 60' measured from the front lot line.

Side yard – 10% of required lot width at the building line, except when a side yard abuts a street, minimum setback shall then be 60'

Rear Yard – 50' from the lot line, except when a rear yard abuts a street, then the setback shall be 60'

14. Finished grade, dirt level, elevation at the front of the house must be two (2) feet above the centerline of the road. Anything less must have a variance.
15. The house must be accessible to emergency vehicles.
16. The well must be 100' from the septic disposal, 200' if the well is at a lower elevation.
17. The Town of Riga is not responsible for the quantity or quality of well water.

18. Septic disposal must be a minimum of 10' from the lot line.
19. Perc and deep hole test results must meet **MCHD** regulations.
20. All subdivisions will have underground utilities.
21. The driveway must have a turnaround, a minimum width of 14' delineators every 50', and carry a load of 20 tons.
22. The driveway must have an adequate size of culvert, as determined by the regulating highway authority.
23. The applicant must apply for a driveway permit from the Highway Superintendent for a Town Road, MCDOT for a County Road and NYSDOT for a State Road.
24. A building must not be closer than 100' from a wetlands area.
25. The NYS Environmental Quality Review Act (SEQR) applies and an environmental assessment must be made prior to approval.
26. A 5" house number is required on new residences.

These guidelines are intended only as a summary. Refer to the Town of Riga Zoning Ordinance and Design Criteria.

Revised: 11-9-15

Town of Riga, NY
Monday, August 17, 2020

Chapter 38. Design Criteria

Article I. Basic Procedures and Requirements

§ 38-4. Subdivision requirements checklist.

§ 38-4. [Amended 2-9-2004 by L.L. No. 1-2004]

Title block (on each page)

Subdivision name _____

Subdivider's name _____

Subdivider's address _____

Subdivider's phone number _____

Engineer's name _____

Engineer's address _____

Engineer's phone number _____

Date of preparation of plans _____

Concept layout

Location sketch.

North arrows for drawing(s) and location sketch.

Scale.

Legend.

Sketch plan showing location of existing and proposed methods of servicing the project with respect to water supply, sanitary waste disposal and drainage.

Boundaries of the tract to be subdivided, plotted to scale. Approximate lines of proposed streets, sidewalks, proposed lot lines, neighborhood recreational areas and other permanent open spaces. If the tract is to be developed in phases, the entire tract and proposed development plan shall be presented with the concept layout.

Indication of the zoning of the tract and any other legal restrictions of use.

Topographic information showing ground contours adjacent to and within the tract to be subdivided at intervals not to exceed five feet elevation. Pertinent surface features and regulated areas such as wooded areas, watercourses, one-hundred-year flood limits and approximate wetland limits.

Name(s) of the professional engineer, architect and/or surveyor responsible for the preparation of the concept layout.

All information provided on the concept layout shall be included with the preliminary plan. The following additional information shall be required with the preliminary and final plan submissions.

Title/signature/revision blocks. Signature block shall include the following:

1. Town Engineer
2. Planning Board Chairman

Concept layout

3.

Highway Superintendent

Benchmark and references.

Monumentation - bearings and angles.

Easements - 40 feet minimum on each side of center line of designated streams, except 80 feet minimum on each side of center line of Black Creek (see § 95-24 of Chapter 95, Zoning), and 20 feet minimum on each side of the center line of main drainage swales, or as required by the Planning Board on the recommendation of the Town Engineer.

Lot size - references to conformance with codes.

Tax account numbers, house numbers and owners' names of parcels adjacent to the proposed subdivision.

Well and septic system locations adjacent to the proposed subdivision (within 250 feet of the project).

Preliminary and Final Plans

Pad and finished grade elevations at the house location(s). The finished grade elevations shall be shown in boxes at each house corner.

Streetlights for large subdivisions.

Indication of front, side and rear setbacks.

Indication of existing gas and water mains; proposed locations of new water mains and services.

Existing and proposed culverts with size and invert information.

Percolation test and deep hole data. Deep hole data shall state "none" if water, rock or minerals are not present. The information shall include the date of the test and the name of the witness from the Monroe County Health Department.

Location of percolation test and deep hole indicated (shall be within the area of the proposed septic field).

Leachline inverts shown.

Septic field location should not interfere with future additions or improvements.

A map at a scale of one inch equals 200 feet showing the path of drainage to an established bed and bank stream (as applicable or as requested by the Town Engineer).

Restrictions, easements, covenants and special use permits indicated.

Existing and proposed contours at an interval not to exceed two feet elevation. Contours shall extend 100 feet minimum beyond the limits of the parcel being developed.

Public water not available (check for the following):

- _____ a. Note: "The Town of Riga is not responsible for the quantity or quality of the well water."
- _____ b. Well detail per Monroe County Health Department.
- _____ c. Well water sample is satisfactory to the Monroe County Health Department.

Length and bearings of lot lines and subdivision boundary lines; length of curves, tangent stations and proposed radii.

Dimensions shall be indicated in feet and decimals thereof. Angle measurements shall be indicated in degrees-minutes-seconds.

Seal and signature of a licensed engineer.

Changes are defined, dated and indicated in revision block.

Results of hydrant flow tests are indicated.

Soil stockpile areas designated or referenced.

Documentation for existing and proposed easements.

Preliminary and Final Plans

Street or road stationing.

Appropriate standard construction details.

Notes: (See the following General Plan Notes)

General Plan Notes

1. All improvements shall be in accordance with the Town of Riga Design Criteria and Construction Specifications for Land Development, latest revision.
2. The developer's and contractor's attention is directed to Monroe County Law No. 6-1971, regarding liability incurred through disturbance or destruction of geodetic survey monuments.
3. The contractor shall determine the exact location and elevation of existing underground utilities prior to beginning construction. The contractor shall make exploratory excavations to locate existing underground utilities sufficiently ahead of construction to allow revisions as required to meet existing conditions.
4. The finished grade elevation at the front building line of a residential or commercial structure shall be a minimum of two feet above the elevation of the center line of the public street in front of such structure; provided, however, that where the structure is set back a distance of at least 1.5 times the minimum setback allowed by zoning, and/or where natural drainage patterns would be better served by draining away from the street, the Planning Board may, in its discretion, waive this requirement, stating its finding and determination on the record. In any case, however, the approved grading and drainage shall be so designed as to ensure that positive drainage flow is maintained away from the building foundation.
5. (Reserved)
6. Basement floors must be constructed above groundwater.
7. Any changes in house and/or septic system location in excess of 10 feet from the approved plan must be resubmitted to the Planning Board for reapproval.
8. The developer shall set lot monumentation pins at all corners and angles.
9. In the event that special districts (water, sewer, lighting, drainage, sidewalk and/or playground and park) are to be established by the Town Board, a general note stating the type of district and date of the Town Board approval shall be included on the drawings.
10. No parking or driving is allowed in the area of the septic system.
11. No cut or fill exceeding one foot is allowed in the area of the septic system.
12. Laundry tubs are to discharge to the septic tank, via a pump if required.
13. Septic tank effluent shall not infiltrate or be discharged to a highway drainage ditch or storm drain.
14. No lot drainage shall be directed across the area of the septic system.
15. Lot line swales are to be constructed and operable prior to the issuance of a certificate of occupancy.
16. Driveways are to be paved within the Town highway or street right-of-way, and a culvert pipe of a size and type approved by the Highway Superintendent or designee is to be placed by the developer.
17. The developer shall provide for erosion control barriers during construction and removal of the same upon revegetation of the disturbed areas.
18. The contractor shall be required to clean mud and debris from public roads, shoulders and drainage ditches servicing the construction site during and after the completion of the project. This requirement shall be enforced by the Building Inspector or Highway Superintendent.

General Plan Notes

19. On projects constructed in phases, the contractor shall not operate construction equipment on completed roads. The contractor/developer shall be responsible for all site and road work damaged during construction operations and said damage shall be repaired, at the developer's/contractor's expense, prior to acceptance of dedication to the town.
20. Where the only access to the project is via an existing dedicated road, the contractor/developer shall request permission from the Town Board to use the road as a construction access. A letter of credit shall be required to cover damages to the road due to construction equipment.
21. When road cuts are required for installation of utilities under existing dedicated roads, backfill materials shall be compacted and approved by the Highway Superintendent and Town Engineer prior to resurfacing. Backfill materials and compaction methods shall be approved by the Town Engineer.
22. The contractor shall take appropriate precautions to protect property markers and all survey stakes.
23. Sanitary sewer facilities shall be designed and constructed in accordance with the Monroe County Health Department and Town of Riga standards.
24. Water services shall be designed and constructed in accordance with the Monroe County Water Authority standards.
25. Foundation and cellar drainage shall discharge to street storm drainage systems. Where a street storm drainage system is not present this drainage shall be conveyed by gravity (as topography permits) and discharged to splash blocks. Downspouts shall be discharged to splashblocks.
26. No excess topsoil or subsoil shall be removed from the site without approval of the Planning Board.
27. All proposed utilities are to be installed underground.
28. Lot grading shall be certified by the developer's engineer and/or surveyor as to conformance to the approved plan prior to issuance of a certificate of occupancy.
29. This property is located within an agricultural area and may be subject to noises, odors, dust and other conditions or effects resulting from agricultural activities. Farm operations have a right to conduct such activities which create these conditions as long as the conditions do not affect the health or safety of the prospective property owner.
30. Where any portion of the property is located within an area designated as a freshwater wetland or one-hundred-foot buffer, the following note shall be included: restrictions specified in Article 24 of the Environmental Conservation Law and related regulations of the Department of Environmental Conservation, which may include the obtaining of a permit. Wetland areas may also be subject to designation and regulation by the U.S. Army Corps of Engineers under federal law.
31. Where any portion of the property is located within a one-hundred-year floodplain, the following note shall be included: restrictions and regulations imposed and/or administrated by the Town of Riga, the County of Monroe and/or the State of New York, and may require the obtaining of approvals or permits from appropriate governmental agencies.
32. The Town of Riga is not responsible for the quantity or quality of well water.
33. Driveway width is to be 14 feet throughout the entire length and shall be constructed to support a minimum vehicle weight of 20 tons. The sides of the driveway and culverts shall be appropriately delineated (e.g., reflective markers every 50 feet).
34. Where any portion of the property is located within 2,000 feet of the boundaries of the property(ies) known as Mill Seat Landfill, the following note shall be included: property(ies) may be subject to noises, odors, dust, traffic and other conditions resulting from such operations.

General Plan Notes

35. A permanent sign with dwelling street numbers should be installed at the entrance to the driveway.
36. Where any portion of the property is crossed by or contains any portion of the watercourse known as Hotel Creek (No. 0-117-19-9), or is located within 40 feet of the center line of such creek, the following note shall be included: the site has been designated by the Town of Riga as a critical environmental area pursuant to the State Environmental Review Act and Local Law No. 2-1979 of the Town of Riga (Chapter 19 of the Code of the Town of Riga.^[1]) Any disturbance of the stream bed or banks may require an Article 15 permit from the New York State Department of Environmental Conservation (DEC). For additional information regarding the need for a permit, the applicant should contact:

Permit Administrator

NYS Department of Environmental Conservation

6274 East Avon-Lima Road

Avon, New York 14414

- [1] *Editor's Note: See now Ch. 44, Environmental Quality Review.*

Development Review

Development Review Online

Effective Thursday, July 1, 2021, the DRC online system becomes the primary record keeping system of all documents related to development review referrals. These documents include, but are not limited to, project information, studies, images, maps, engineering/architectural drawings, county review responses, and municipal final actions. The documents uploaded by all users through the online portal must be in compliance with the current New York State Archives Digital Imaging Guidelines (2019).

All users must agree to the [Monroe County Development Review Online Database User Agreement](#) before uploading any documents.

As of June 15, 2020 Monroe County is asking all Municipalities, Applicants, and their Agents to submit Development Referrals via an online portal. The DRC Online Portal will allow you to fill out and upload project documents related to development review referrals (GML Sect. 239 Referrals). The online application will make the Development Review Process quicker for all parties involved and reduce the number of copies the municipality or applicant need to be submitted to Monroe County. Starting Monday, June 15, 2020, applicants and municipalities should use the online form to upload project information and supporting files through the Development Review Online Portal.

[Development Review Online](#)

To Submit a DRC to Monroe County, the municipality or applicant need to follow the steps below:

Go to the Development Review Online (DRC) website:

- Step 1: Create a new account (first time only) or login to an existing account to add a new referral;
- Step 2: Follow the online form to fill in all required information, please enter "NA" or "0" for not applicable fields; (we are using email for all the communication, so please make sure you provide correct email addresses)
- Step 3: Upload project plan maps and other supporting documents;
- Step 4: Save Changes;
- Step 5: Submit the application, which will notify the municipality to certify the application; (This is located on top of the form)
- Step 6: If a project has frontage on Monroe County road AND/OR might impact the County Right of Way, Monroe County Department of Transportation requires ONE (1) hard copy of your entire application including the online referral form AND all supporting documents. Please mail/deliver the required documents to Monroe County Department of Transportation within a week. If you are not sure, please call MCDOT, John Raymond at 585-753-7711. (Please coordinate with the municipality to decide who will send out the hard copies).

Note: If you are an applicant or applicant agent, who would like to submit the referral directly to County Planning through the online portal, please communicate the development review referral with the municipal officer(s) before and after you submit the referral online.

Development Review Guide:

Please use the below link to access the Development Review Guide which will provide you more information about the Development Review Process required by New York State General Municipal Law §239-l, m & n. This law, commonly referred to as GML §239, was established to encourage and coordinate inter-community and county-wide planning and zoning decisions between local municipalities and county planning.

[Development Review Guide \(PDF\)](#)

This Guide has three components, which describe:

- What types of projects need to be referred to County Planning
- How to submit Development Review Referrals?
- How County Planning processes and reviews these projects?

Resource Maps:

- [Map A: 239 Review Area](#)
- [Map B: Agriculture District](#)
- [Map C: Airport Review Area](#)
- [Map D: County Advisory Review Area](#)
- [Map E: Watershed](#)
- [All Maps of the Monroe County Review Area \(Large File Size\)](#)

Appendices:

- [Appendix A: Intergovernmental Agreement Schedule A_ List of Exemptions](#)
- [Appendix B: Monroe County Development Review Online Manual](#)
- [Appendix C: New York State General Municipal Law 239-l, m, &n](#)
- [Appendix D: Monroe County Development Review Online Database User Agreement](#)

Development Review Contact:

DRC Manager
 Monroe County Department of Planning and Development
 50 West Main Street, Suite 1150
 Rochester, NY 14614

Development Review Online Guides

- [Guide for Municipalities \(PDF\)](#)
- [Municipal Introduction to DRC Online \(Video\)](#)
- [How to Register a New User Account \(Video\)](#)
- [Frequently Asked Questions - Updated Regularly \(PDF\)](#)

GML Sect. 239 §239-l, m & n, Referral of Proposed Planning and Zoning Actions, in brief:

Under NYS General Municipal Law 239-m and n, municipalities shall refer certain proposed planning and zoning actions, including subdivisions, to the county planning agency. Planning and zoning actions are defined as:

- i. adoption or amendment of a comprehensive plan pursuant to section two hundred seventy-two-a of the town law, section 7-722 of the village law or section twenty-eight-a of the general city law;
- ii. adoption or amendment of a zoning ordinance or local law;
- iii. issuance of special use permits;
- iv. approval of site plans;
- v. granting of use or area variances;
- vi. other authorizations which a referring body may issue under the provisions of any zoning ordinance or local law.

The above planning and zoning actions that apply to real property within five hundred feet of the following shall be referred to Monroe County Planning & Development:

- i. the boundary of any city, village or town; or
- ii. the boundary of any existing or proposed county or state park or any other recreation area; or
- iii. the right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway; or
- iv. the existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines; or
- v. the existing or proposed boundary of any county or state owned land on which a public building or institution is situated; or
- vi. the boundary of a farm operation located in an agricultural district, as defined by article twenty-five-AA of the agriculture and markets law, except this subparagraph shall not apply to the granting of area variances.

For further information about what planning and zoning actions are referred to Monroe County Planning & Development please review General Municipal Law 239-m and -n or contact Monroe County Planning & Development's Planning Division via DevelopmentReview@monroecounty.gov.



AGRICULTURAL DATA STATEMENT

Town of Riga
6460 E. Buffalo Road
Churchville, NY 14428
Telephone: (585) 293-3880

This form shall be prepared and submitted with each application for a *Special Use Permit, Site Plan Approval, Use Variance, or Subdivision Approval*, where development or activity proposed under such permit or approval would occur on property within an agricultural district (as designated or defined under Article 25-AA of the Agricultural and Markets Law) containing a farm operation or on property within 500 ft. of a farm operation located in an agricultural district.

1. Applicant's Name and Address:

2. Location of Proposed Project (describe by street address if available, and by reference to nearest intersecting streets):

Tax Account No.(s) _____

Dimension of Property _____ **Acreage** _____

3. Title Owner(s) Affected Land(s)

Give the name and address of each title owner of

- a. land on which the proposed project is to occur, which land contains farm operations and is within an agricultural district**

- b. land within 500 feet of any boundary of the property on which the proposed project is to occur, which land contains farm operations and is within an agricultural district**

Name	Address	Address/Location of Affected Land

4. Description of Proposed Project

Describe in detail the nature (e.g. commercial, industrial, office, residential) and extent of the proposed project.

5. Maps

Attach a copy of relevant tax map(s) or other map(s) showing the site of the proposed development relative to the location of the farm operations identified above.

Date

Signature of Applicant



ENVIRONMENTAL ASSESSMENT FORM

**Town of Riga
6460 Buffalo Road
Churchville, NY 14428
Telephone: (585) 293-3880**

1. Applicant's Name and Address:

2. Application to _____ (Town Agency)

3. Application for _____ (Type of Permit/Approval)

4. Zoning Classification _____

5. Tax Account Number _____

6. Briefly describe the nature and location of the project:

7. Amount of land affected: Initially _____ acres. Ultimately _____ acres

8. Briefly describe the present land uses in the vicinity of the project:

9. What did the Town originally propose this land be used for, based on the Town's Comprehensive Plan (open space, industrial, residential, etc.) _____

10. Will the project result in the filling, draining, excavation, or other disturbance of wetlands? _____

11. Will the project be located within 100 ft. of a wetland? _____

12. Does the property on which the project is to be located contain:

- a. A conservation easement? _____
- b. A creek or a stream? _____
- c. A woodlot? _____
- d. A steep slope? _____
- e. A known or suspected waste site, a landfill, or is it within 2,000 ft. of an old dumpsite? _____
- f. A designated flood plain? _____
- g. Trees of 15 inch diameter or greater? _____

13. Will the project result in the removal of more than one-half acre of vegetation? _____

14. Will the project involve the use of insecticides, herbicides, radioactive material, solvents, or other chemicals or substances potentially harmful to humans, animals, vegetation, etc? _____

15. Will this project have any negative effects on the environment? _____

16. Will this project have any positive effects on the environment? _____

17. Will this project have any effects on neighboring properties? _____

18. Is the project located in an Agricultural District? _____

19. Is the project located in an area considered by the County to have prime and unique soils for farming? _____

20. What does the Soil Conservation Service recommend as the best use for the soil on this property? _____

21. Will the proposed project comply with existing zoning or other existing land use restrictions? _____
If no, explain below:

Does the proposed project involve permit approvals, or funding, now or ultimately, from any other governmental agencies (local, state, or federal)? _____
If yes, please list:

If you have answered “yes” to any of questions 10 through 20, please explain your answer below; include your plans to deal with each of these factors to prevent any significant adverse environmental impacts.

Signature of Applicant

Date



SITE PLAN/SUBDIVISION APPROVAL APPLICATION

RETURN TO: 6460 Buffalo Rd, Churchville, NY 14428
Telephone: (585) 293-3880

TO THE PLANNING BOARD, TOWN OF RIGA:

I (We) _____
Of _____

Name of Project _____

Date of Application _____

Hereby apply to the Planning Board, Town of Riga, for site plan approval, with regard to
the following project:

LOCATION OF PROPERTY

Address _____

Tax Account No.(s)* _____

Dimension of property _____ Acreage _____

*NOTE: If property proposed for development contains two or more existing parcels or lots, please indicate Tax Account No., Dimensions, and Acreages of each.

TITLE OWNER(S) OF PROPERTY (if different from applicant)*

Name(s) _____

Address(es) _____

*NOTE: If applicant and owners are not the same, the title owner(s) must sign the authorization statement at the end of this form. If property proposed for development contains two or more existing parcels or lots in separate ownership, please indicate name and address of each owner.

PRESENT USE AND ZONING OF PROPERTY

Present use of property _____

Present zoning classification(s) of property _____

Is the present use in compliance with existing zoning? _____ Yes _____ No

Please describe any subdivision approvals; variances, or conditional use permits which have been granted affecting the property _____

PROPOSED USE OF PROPERTY (including description of any new buildings and improvements to be constructed) _____

Does the proposed use conform to present zoning? _____ Yes _____ No

Will any conditional use permits or variances, or any subdivision or resubdivision approvals be required*? _____ Yes _____ No

If yes, please describe _____

*NOTE: If the proposal involves the separation of one or more lots from an existing parcel, or the reconfiguration of lot line, subdivision (or resubdivision) approval may be required.

SPECIAL CHARACTERISTICS

Is any portion of the property within an identified flood zone? _____ Yes _____ No
If yes, please describe _____

Is any portion of the property within a designated wetland or buffer? _____ Yes _____ No
If yes, please describe _____

Does any portion of the property contain or border on an identified waterway or watercourse? _____ Yes _____ No
If yes, please describe _____

Is any portion of the property within an agricultural district or contain prime and unique soils for farming, as designated or defined by the N.Y.S. Agriculture and Market Law, Article 25AA*?
If yes, please describe _____

*NOTE: If the proposed development would occur within an agricultural district on property containing a farm operation with boundaries within 500 feet of a farm operation located in an agricultural district, the applicant shall prepare and submit an Agricultural Data Statement.

NOTE: Every development proposal application shall require the preparation and submission by the applicant of an Environmental Assessment form (either short form or Part I of the long form), in accordance with the State Environmental Quality Review Act.

UTILITIES

Proposed water supply source _____

Proposed sewage disposal _____

Proposed storm water disposal _____

Proposed electrical service _____

Other energy service (type and source)

Natural gas _____

Propane gas _____
Oil _____

PARKING, LOADING AND STORAGE

Type of Development (e.g. commercial, office, industrial, storage, residential) _____

Type of parking to be provided (indicate number of spaces)

On site (parking lot) _____

Off site (also describe location) _____

Total number of employees _____ present _____ projected

If more than one employee shift, indicate number of shifts and number of employees on largest shift _____

Floor area of building (in square feet) _____

Customer floor area (in square feet) _____

Deliveries (describe, in terms of frequency, type of vehicles, etc.) _____

Outdoor storage (describe) _____

SIGNS

Number of signs proposed _____

Type of design (e.g. free-standing, wall sign), dimensions and lighting (if any) of each _____

PERMITS OR APPROVALS

Please describe any permits or approvals which may be required from any county, state, or other governmental agency, and the status of any application for each permit or approval _____

CONSTRUCTION / DEVELOPMENT SCHEDULE

Is it proposed that development/construction be completed in phases? _____ Yes _____ No
If yes, please describe _____

Proposed start date(s) (assuming necessary approvals) _____

Project completion date(s) _____

PROFESSIONALS

Please give the name, address and telephone number of each engineer, architect, surveyor, and attorney involved with this project.

Name

Eng/Arch/Surv/Atty

Address

Phone _____

The applicant(s) hereby affirms that the above information is accurate and complete, to the best of his/her knowledge and information, and that he/she/they is/are the title owner(s) of the property or has/have been authorized by the title owner(s) to make this application.

Applicant(s) Signature(s)

I/We hereby certify that I/We am/are title owner(s) of the property identified in the above application and that the applicant(s) named above is/are authorized to make the application described herein.

Signature of Title Owner

Signature of Title Owner

FOR OFFICE USE ONLY: DATE RECEIVED _____ FEES PAID _____

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:

Project Location (describe, and attach a location map):

Brief Description of Proposed Action:

Name of Applicant or Sponsor:

Telephone:

E-Mail:

Address:

City/PO:

State:

Zip Code:

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?

NO YES

If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.

2. Does the proposed action require a permit, approval or funding from any other government Agency?

NO YES

If Yes, list agency(s) name and permit or approval:

3. a. Total acreage of the site of the proposed action?

acres

acres

acres

acres

acres

acres

b. Total acreage to be physically disturbed?

acres

acres

acres

acres

acres

acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)

Forest Agriculture

Aquatic Other(Specify):

Parkland

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:			
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?			
<input type="checkbox"/> NO <input type="checkbox"/> YES			
16. Is the project site located in the 100-year flood plan?			
<input type="checkbox"/> NO <input type="checkbox"/> YES			
17. Will the proposed action create storm water discharge, either from point or non-point sources?			
If Yes,			
a. Will storm water discharges flow to adjacent properties?			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?			
If Yes, briefly describe:			
<hr/> <hr/> <hr/>			
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?			
If Yes, explain the purpose and size of the impoundment:			
<hr/> <hr/> <hr/>			
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?			
If Yes, describe:			
<hr/> <hr/> <hr/>			
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?			
If Yes, describe:			
<hr/> <hr/> <hr/>			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor/name: _____ Date: _____			
Signature: _____ Title: _____			

