

Town of Alabama

STREAM Site Plan

DRAFT - Conditions for Planning Board Site Plan Decision

5/26/2026 DRAFT

### Grading/Topography

1. Erosion and sediment control measures shall be installed and maintained in accordance with the approved SWPPP and the New York State Standards and Specifications for Erosion and Sediment Control, including the installation of perimeter controls prior to the commencement of earth disturbance.
2. Limits of construction shall be clearly demarcated in the field and approved by the Town Code Enforcement Officer prior to the start of construction. Erosion and sediment control measures shall be regularly inspected throughout construction, including following storm events, and promptly repaired or reinforced as necessary to address deficiencies, concentrated flows, or disturbances outside the approved limits of construction. Material violations may result in a stop work order and require mitigation measures acceptable to the Town. All stockpiled soils shall be located within the approved limits of disturbance and shall be stabilized or otherwise protected with appropriate erosion and sediment control measures.
3. All disturbed areas shall be stabilized through grading, seeding, and mulching in accordance with approved plans and permit requirements.
4. Stormwater outfalls shall include riprap or equivalent energy dissipation measures to prevent erosion and scour.
5. Final seed mixtures, soil amendments, and mulch specifications shall be subject to review and approval by the Town Engineer prior to installation.
6. Final grading shall be consistent with approved plans and shall not create off-site drainage impacts or altered flow patterns to adjacent properties.
7. Any retaining walls shall be constructed in accordance with approved engineering plans and inspected by the Town Engineer prior to backfill.
8. Landscaping installed as part of the approved site plan shall be maintained by the property owner for the life of the project. Maintenance shall include regular upkeep, replacement of dead or diseased plantings, and replacement of any landscaping that fails to survive or otherwise does not successfully establish.

### Stormwater

1. Final Stormwater Pollution Prevention Plans, including all erosion and sediment control measures, shall be subject to review and approval by the Town Engineer and shall comply with the NYSDEC SPDES General Permit prior to the issuance of any clearing, grading, or building permits.
2. No clearing, grading, or construction activities shall occur until all required federal, state, and local permits and approvals have been obtained and verified by the Town.
3. Erosion and sediment control practices shall be installed prior to the commencement of earth disturbance and shall be maintained and inspected regularly, including following storm events, in accordance with the approved SWPPP.
4. All disturbed areas shall be stabilized in accordance with approved plans, including seeding and mulching, to prevent erosion and sedimentation.

5. Stormwater management facilities shall be constructed and maintained in accordance with approved plans, and documentation identifying ownership and long-term maintenance responsibility shall be provided to the Town prior to final approval.
6. Any fuel or chemical storage associated with the project (including during construction) shall comply with all applicable state and federal regulations, including requirements for secondary containment and spill prevention.
7. A long-term stormwater maintenance agreement shall be executed and recorded.
8. The applicant shall provide as-built stormwater certifications prepared by a licensed professional engineer.
9. Post-construction stormwater practices shall be inspected annually, with reports submitted to the Town.
10. After approvals are received, any modifications to drainage infrastructure shall require Town Engineer approval and in some cases, upon the discretion of the Town Engineer, return to the PB for site plan revision approval.
11. Issue with cleaning the existing drainage infrastructure per the Town Engineer.

#### Utilities

1. All utility connections (water, electric, telecom) shall be subject to approval by the appropriate utility providers.
2. Any off-site infrastructure improvements required to serve the project shall be constructed at the applicant's or GCEDC's expense. No utilities or other infrastructure shall be dedicated (owned) to the Town.
3. All backup generators shall comply with applicable NYSDEC air permitting requirements.
4. Fuel storage associated with backup generators shall be designed and permitted in accordance with NYSDEC and EPA.
5. The applicant shall coordinate with local emergency services regarding utility shut-off procedures and access points.
6. Any future modifications to the site, buildings, or supporting infrastructure resulting from increased utility demand beyond the levels represented in the approved site plan shall require additional review and approval by the Town.
7. All permanent site lighting shall utilize full cutoff, shielded, downward-directed fixtures designed to minimize glare, reflected glare, sky glow, and light trespass onto adjoining properties and public roadways. No direct light source from permanent exterior lighting fixtures shall be visible from adjoining properties or public roadways to the maximum extent practicable.
8. Construction lighting shall be limited to the lighting levels, fixture types, locations, and hours of operation identified in the approved Construction Management Plan. Construction lighting shall be arranged and operated to minimize glare and light trespass onto adjoining properties and public roadways to the maximum extent practicable.
9. A street light will be installed at the intersection of Crosby Road and the North Access Road for safety purposes subject to the approval of National Grid.

#### Safety

1. Prior to issuance of a Temporary Certificate of Occupancy, the applicant shall provide documentation satisfactory to the Town and the Town Fire Department demonstrating compliance with all applicable hazardous materials, petroleum storage, spill prevention, and emergency response requirements necessary for occupancy and operation of the facility, including any required Hazardous Materials Inventory Statement, emergency response information, and confirmation that hazardous materials handling and employee training procedures comply with applicable federal and state requirements.

2. Prior to issuance of a final Certificate of Occupancy, the applicant shall provide all final documentation and approvals required by applicable federal and state agencies related to hazardous materials and petroleum storage, including any required NYSDEC registrations, SPCC documentation, hazardous materials management plans, and related compliance documentation satisfactory to the Town and the Town Fire Department.
3. The applicant shall coordinate with local emergency responders regarding training and facility familiarization.
4. Fire suppression systems shall be installed and maintained in accordance with applicable codes.
5. Annual training and/or walk throughs of the facility shall be provided to Emergency Responders.

#### Noise

1. Yearly noise readings shall be taken at the direction of the Town to show conformance to the standards established for this project. If at any time during operation of the facility, the facility is shown to not be in accordance with the approved standards, the applicant shall return to the Planning Board and get mitigations approved at no cost to the Town.
2. The applicant shall construct and maintain all proposed acoustic mitigation measures, including sound walls and equipment enclosures.
3. A post-construction noise study shall be conducted to verify compliance with predicted sound levels.

#### Traffic/Access

1. Construction traffic routes shall be identified and adhered to via a construction traffic Management Agreement negotiated and agreed to by the Town Board.
2. The Construction Management Agreement will be subject to enforcement and monitoring by the Town.
3. Emergency vehicle access shall be maintained at all times.

#### Construction:

1. The project shall be constructed in accordance with approved plans.
2. Development shall occur in phases consistent with SEQR/GEIS thresholds.
3. The applicant shall provide construction sequencing and phasing plans.
4. The Town reserves the right to inspect the site at any time subject to contractor safety requirements.
5. Any material deviations from approved plans shall require prior approval, by the Town.
6. A pre-construction meeting with the Town shall be required.
7. All required bonds and insurances must be in place prior to construction beginning.
8. A Construction Management Agreement must be in place with the Town prior to construction beginning.

#### General:

1. All permits and approvals shall be obtained prior to construction.
2. The applicant shall comply with all applicable federal, state, and local regulations.

3. Site plan approval shall expire if construction does not commence within 12 months unless otherwise extended by the Town.
4. This approval is subject to all findings and conditions established under SEQR.
5. This approval is conditioned upon the applicant obtaining all required approvals from the Town Board, including but not limited to any Host Community Agreement and/or Construction Management Agreement, as applicable.
6. Any changes to the project after construction (including changes in equipment) will require return to the Planning Board for additional site plan review.
7. Yearly reports shall be provided by the applicant in accordance with Town requirements. The Town then shall inspect the site for conformance to the site plan approvals.
8. The project will require a “re-use” of the building bond, if the building is abandoned and no new user is found within XX years.

DRAFT