

PDD Scheduling

Perinton Town Code Section 208-52

<https://ecode360.com/6742012?highlight=pdd&searchId=10251834008200582#6742012>

1. Applicant shall submit rezoning application, which shall include at a minimum a Long Form EAF, appropriate number of paper copies and an electronic submission to the Town Board requesting an Order for Hearing at a Public Meeting for rezoning from _____ to a Planned Development District (PDD). If the Town Board accepts the application at the Order for Hearing, it will then schedule a Public Hearing. If the Town Board does not accept the application at the Order for Hearing, the application is denied.

2. The Town Board holds a Public Hearing. Upon completion of the Town Board Public Hearing, the Town Board shall refer the application to the Planning Board and Conservation Board for review and recommendation, and when required by Section 239-e et seq. of the General Municipal Law, the applicant shall submit appropriate number of copies of these applications to the Monroe County Planning Board for its review & comment. The Town Board and/or Planning Board may also refer the application for review and comment to the Town Engineer, and Historic Architecture Commission, as well as other local and county officials, representatives of federal and state agencies and consultants.

3. After receipt and review of any reports and recommendations, the Town Board shall determine at a Public Meeting whether or not the current application has merit, and if it should be sent to the Planning Board for site plan approval and subdivision approval (if requested). This submission to the Planning Board may be made ONLY AFTER the Town Board finds that the proposed PDD has community value... (See Section 208-52).

If the Town Board determines the proposed PDD has merit, they will request that the applicant submit an application to the Planning Board for site/subdivision review, and the Town Board will initiate a Coordinated SEQRA review and declare their intent to act as Lead Agency and shall send out appropriate notification of such intent, requesting other involved agencies to sign off or allow 30 day clock to run out.

4. Applicant makes formal detailed submission to the Planning Board by appropriate number of paper copies and an electronic submission requesting a Public Hearing, along with the applicant submitting appropriate number of copies of these applications to the Monroe County Planning Board for its review.

5. Planning Board holds a Public Hearing on the site plan/subdivision application, and makes a SEQR recommendation to the Town Board, but not a decision on site plan/subdivision approval.

6. PDD applications are Type 1 actions under SEQRA. After receiving the SEQRA recommendation from the Planning Board, the Town Board, as Lead Agency, makes a SEQRA determination, and shall send out appropriate notification to involved agencies. Once a favorable SEQRA determination is made, the applicant shall go back to the Planning Board to complete the site plan/subdivision approval process at a public meeting.
7. If this property is in a Historic District, or includes a designated landmark, applicant shall submit an application to the Historic Architecture Commission for their review and issuance of a Certificate of Appropriateness.
8. Once the applicant has received all necessary approvals from the Planning Board and Historic Architecture Commission, the applicant shall return to the Town Board for a public meeting for final rezoning approval. The Town Board may, if it feels it is necessary to protect the public health, safety and general welfare of the community, attach to its zoning resolution additional conditions of approval or requirements that the applicant must satisfy.
9. Upon receiving final rezoning approval, the Town's official Zoning Map shall be amended to reflect the change in zoning.
10. The applicant shall have 1 year from the final rezoning approval by the Town Board to commence significant development on the site. Failure to commence significant site development within one year shall cause the land to revert to the original zoning classification.
11. After final rezoning approval by the Town Board, any changes proposed shall be subject to the terms as outlined in (See Section 208-52).