**Conditional Use Permit #CUP 90-2016**

**Conditions**

1. The crosswalk shall meet all NYS requirements and go directly from the sidewalk on the school side to the sidewalk at the store entrance. The sidewalk shall have features to make it highly visible for drivers and pedestrians. An on demand button on both sides of the road to activate flashing caution lights is required. Details to be discussed.
2. Dollar General shall continue the sidewalk to their property line to meet the Town’s extended sidewalk. To be discussed.
3. Snow storage shall run off from catch basins into the DOT easement.
4. Property owners shall provide the Town with a memorandum of understanding stating their responsibility to maintain the property for 20 years. Submitted 2/13/17.
5. Downward lighting on the parking lot and outside building lighting shall be provided as per file#17784. Agreed.
6. Dumpster area shall be fenced in. Agreed.
7. There shall be an evergreen hedge and a 6 fence mitigating business noise and visual activities from the residential neighbors. Agreed.
8. All external signage shall be external, gooseneck, lit. Signage must comply with Town of Colton Code signage requirements. Signs and lighting revised and submitted 2/13/17.
9. Structure shall have open beam apex, as depicted in drawings, 4’ of nichiha on visible sides, cement board siding with color depicted in drawings, multiple awnings and faux windows on street side of the building.
10. There shall be 35’ of green buffer from parking lot to road on the entire road side minus the parking and sidewalk areas.
11. Dollar General’s sidewalk section to the new crosswalk shall be completed during construction at a point to be determined by Town of Colton CEO and project Applicant.
12. Dollar General shall comply with all Federal, State and Local laws regarding the sale of tobacco products and alcohol. Agreed.
13. All deliveries shall be made on the North side of the parking lot. Agreed.
14. A building permit shall not be issued until the two land parcels are combined (lot line adjusted) and recorded at the County Clerk’s Office. Agreed.
15. A bike rack shall be provided for cyclists. Shown on revised Site Plan submitted 2/13/17.
16. County Planning Board Requirements shall also be met. Conditions of approval are as follows:

* Revise the site plan to depict a sidewalk along the road frontage to provide pedestrians with safe access to and from the site. Sidewalk and/or crosswalk from store entrance to proposed pedestrian crossing shown on revised plans submitted 2/13/17.
* Prepare and submit a landscaping plan to the Town. Submitted to Town 1/6/17.
* Prepare and submit a lighting plan, and revise the elevations that depict light fixtures that are downcast with bulbs fully recessed and dark sky compliant. Examples of dark sky light fixtures are attached. Lighting plan submitted 1/6/17. Elevation renders updated and submitted 2/13/17.
* Prepare and submit a sign plan to the Town. Shown on revised Site Plan submitted 2/13/17.

Please provide us with a copy of the County Referral.

In addition to these conditions, the County Planning Board recommends the Town request striping of a pedestrian crossing across State Highway 56 where the sidewalk terminates in front of the nearby school. This would help give students, staff and faculty from the school safe access to and from the business. Both the Town and State DOT should also consider extension of community’s sidewalk on the east side of the highway so that it connects to the business.

To be discussed.