

Table 3: Referral Submittal Reference Matrix*

Actions listed below are exempt from the referral process.**

Site Plans and Special Permits	
Within 500'	Outside 500'
<p>1) Re-occupancy or reuse of existing structures as long as the following conditions are met:</p> <ul style="list-style-type: none"> - An increase in parking spaces is not required by local statute - Channelized access to State or County Road exists or is proposed - New site lighting, if proposed, utilizes full cut off luminaires and does not exceed IEA lighting levels. <p>2) Accessory apartments</p> <p>3) Signage that meets local zoning requirements</p> <p>4) Wireless Telecommunication Facilities that are colocations per the Nationwide Programmatic Agreement for the Collocation of Wireless Antennas.***</p>	<p>All SEQRA Type II or Unlisted actions as long as the following conditions are met:</p> <ul style="list-style-type: none"> 1) Not a disturbance of one or more acres of land 2) Not a structure greater than 100 feet in height 3) Not a structure located in the 100-year floodplain 4) Not a mining operation 5) Not Building(s) with gross floor area >= 4,000 square feet 6) Not an Adult Use 7) Not a substantial increase in size of a wireless telecommunication facility or tower per the Nationwide Agreement for the Collocation of Wireless Antennas

Subdivisions	
Within 500'	Outside 500'
<p>Subdivisions that meet all of the following conditions:</p> <ul style="list-style-type: none"> 1) Fewer than 5 lots and 2) Access roads and structures are not located within the 100-year floodplain 	<p>Subdivisions that meet all of the following conditions:</p> <ul style="list-style-type: none"> 1) Not a type 1 action 2) Do not create greater than 5 acres of disturbance 3) Access roads and structures are not located within the 100-year floodplain

Area Variances	
Within 500'	Outside 500'
<p>Residential Side and Rear Yard Residential side and rear yard fence height Residential minimum lot size if central water and sewer is available Accessory Apartment variances</p>	<p>All actions are exempt.</p>

Use Variances	
Within 500'	Outside 500'
<p>Uses where no physical expansion of structures, utilities, or facilities are necessary and/or does not occur on vacant lot.</p>	<p>All actions are exempt.</p>

*If not noted in matrix, referral is required.

Exempt only if an agreement between the decision making body has been made with the UCPB. **Please note that all zoning statute or map amendments, comprehensive plans, moratoriums, and other land use related authorizations are NOT EXEMPT from referral under any circumstance.

***The Nationwide Programmatic Agreement for the Collocation of Wireless Antennas can be found at: <http://wireless.fcc.gov/releases/da010691a.pdf>