

Town of Lorraine	Lorraine Form # 22
Land Use and Development Application	Rev. 4/9/15

The Town of Lorraine requires a building permit for the construction of new structures, additions, decks, changing the footprint of an existing structure or installing a pool or installing/building an accessory structure. (refer to Local Law #1 of 2014, Lorraine Development Law)

There are three districts in the Town of Lorraine; Rural (R), Commercial (C), and Hamlet (H)

The geometric standards for a building lot are as follows:

	H District	C District	R District
Lot area minimum, lot on road	no minimum	1.5 acres	1 acre
Lot frontage minimum	no minimum	210'	120'
Commercial establishment setback minimums:			
-from centerline of state highways	N/A	80'	80'
-from centerline of other roads	50'	80'	60'
-from side and rear lot lines	40'	40'	40'
- from any slope that has 100% grade or greater	50'	50'	50'
Residential setback minimums:			
-from centerline of state highways	N/A	80'	80'
-from centerline of other roads	50'	80'	60'
-from side and rear lot lines	20'	20'	20'
- from any slope that has 100% grade or greater	50'	50'	50'

Fee schedule

- Under 144 SQ/FT: Permit required, no fee
- 144 SQ/FT – Greater: \$20.00

Process

1. Applicant completes Lorraine Form #22, application. The Town Clerk will receive the fee as outlined in the fee schedule.
2. Hand-sketch a layout of the proposed development (plot plan).
3. Stake out the proposed foundation of the structure (use 3'- 4'tall stakes)
4. Contact the Lorraine Development Officer Mr. John Howland @ ph. 387-6156 or email: jhowland101@twcny.rr.com. He will contact you to make an appointment at the proposed site.
5. Once the Lorraine Development Officer approves the application, you will be informed how to proceed with the Jefferson County permit process. The Lorraine permit will be issued to the property owner.

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Name & Address of Property Owner	Property Owner Telephone: home mobile Email:	Name & Address of Developer (if different)
Parcel #:	Specific Location on Property for Development	Developer Telephone: Business: Mobile:

Principal Use of Property:

- One or Two family dwelling and or mobile home
- Accessory structure
- Agriculture structure
- Commercial establishment

Describe use and type of structure. Include if new or addition (s) _____

Lot size and development dimensions: _____

Estimated start date: _____

Is the development on a Minimum or Low Maintenance Road? Yes ___ No ___
(If Yes, applicant to inquire with Town Hgwy. Supt. regarding road services)

Are property lines clearly staked? Yes ___ No ___

If a structure, are exterior lines of structure clearly staked? Yes ___ No ___

Applicant Signature _____ **Date:** _____

***** Official Use Only*****

Town Clerk Signature	Fee Paid: \$	Date:	Receipt #:
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- Enforcement Official** Rejected, Site Plan Review required Fee collected
 Approved, Permit # _____ Rejected, other cause Referred to Zoning Board of Appeals

Enforcement Official Signature: _____ Date _____
(Issuance of Lorraine permit signifies approval)

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Date Received by Zoning Board of Appeals: _____

Zoning Board of Appeals Approved Rejected If rejected, reason(s) below

ZBA Chairman Signature: _____ Date _____

Site Plan Review:

Date Received by Planning Board: _____

Planning Board Approved Rejected If rejected, reason(s) below

PB Chairman Signature: _____ Date _____