

SUBDIVISION TECHNICAL REVIEW CHECKLIST

The following are the Plattekill Planning Board’s guidelines used for its initial subdivision application screening plan review process. A conceptual review with the Planning Board may have taken place before this formal subdivision application is made. These guideline are included in subdivision application reviews as a checklist of items that have been developed for two primary reasons: 1) to inform the Applicant of the minimum information that the Board deems necessary to initially evaluate the subdivision proposal application, and 2) to allow for an efficient initial review of pertinent site conditions, technical requirements, development methods being proposed and other factors that will affect the overall subdivision’s design. This checklist includes the minimum information required to be submitted before the Planning Board will consider the subdivision application ready for the Board’s consideration. However, this checklist should not be construed to imply that no additional information will be required to qualify for the Board’s review consideration, since unique features of certain properties and certain land uses require more detailed investigation and disclosure than others. For full plan and report information submittal requirements, the applicant must refer to applicable regulations, specifications, and standards as detailed in the Town Subdivision Code (Chapter 93) and the related Town Zoning Code (Chapter 110).

Applicants or their professional consultants must fill out this checklist, certifying that all of the following items have been addressed in the subdivision application information being submitted, and attach a written explanation which provides the specific reason why a checklist item might not be applicable due to site specific circumstances. Until all checklist items are included as apart of the plan submission, with any required written specific explanation for all checklist items that have not been included, the application will not be eligible for the Board’s review consideration. This checklist (and written explanation of omitted items, if necessary) must be submitted with the **SUBDIVISION APPLICATION INFORMATION FORM** before it can be tentatively scheduled for review by the Planning Board.

Additionally, the Applicant must submit a written **PROJECT DESCRIPTION NARRATIVE**, which concisely describes the proposed project addressing: 1) its location, 2) the type and purpose of the proposed development, 3) the property’s existing condition and use, 4) the zoning district in which it is located, 5) the scope of the proposed development (i.e., project acreage, number of lots, typical lot size, total area of land disturbance), 6) any potential impact on the immediate area (i.e., aesthetics, drainage, natural resources, compatibility with neighboring uses, etc.), and 7) potential impacts on community services (i.e., school, traffic network, utilities, emergency services, etc.). The required narrative must be submitted with the **SUBDIVISION APPLICATION INFORMATION FORM**. This required narrative should be limited to no more than one typewritten page.

NAME OF PROPOSED PROJECT: _____

LOCATION OF PROPOSED PROJECT: _____

NAME OF APPLICANT: _____

1. LAND USE INFORMATION:	<u>Yes</u>	<u>No</u>	<u>Does Not Apply</u>
Access to public highway provided?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing public road R.O.W. less than 50 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Variance granted, copy of decision provided?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Previous subdivision approvals granted, approved map copy provided?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
County Planning Board referral required?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Town, County or State Highway access approval required?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Town Road, Private Road, Public Water or Sewer proposed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
County Health Dept. Approval required?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NYSDEC Stormwater discharge permit required?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property located within the Town’s MS4 stormwater designated area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wetland (State or Federal) disturbance permit or stream disturbance Permit(s) or Water Quality Certification required?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. ENVIRONMENTAL INFORMATION:
 SEQRA classification: Type II Unlisted Type I Exempt or excluded
 Environmental Assessment Form submitted -- Short EAF Full EAF Not Applicable

3. **SKETCH PLAN CHECKLIST INFORMATION:** (sheet size shall be 22" by 34", 30" by 42" or 36" by 48", folded to 8 1/2" x 11"). All information to be shown at a scale not less than 1" = 100', or larger. When the plan consists of multiple sheets with match lines, a 1" = 200' overall plan must also be submitted. Plans shall include the following:

Plan Content Checklist

	<u>Yes</u>	<u>No</u>
a.) Title block with names of project and map preparer; location of site; date of map; and submission record with revision dates.	<input type="checkbox"/>	<input type="checkbox"/>
b.) The name and address of the owner or owners of the land	<input type="checkbox"/>	<input type="checkbox"/>
c.) The name and address of the subdivider, if other than the owner	<input type="checkbox"/>	<input type="checkbox"/>
d.) A location map at a scale of not less than 1" = 2000' and A vicinity (tax) map showing the tax parcels in the area	<input type="checkbox"/>	<input type="checkbox"/>
e.) North arrow and graphic map scale	<input type="checkbox"/>	<input type="checkbox"/>
f.) Existing zoning district, with district boundaries on or within 300' of the site	<input type="checkbox"/>	<input type="checkbox"/>
g.) Names of all adjoining property owners, including those Across streets, roadways, right of ways and easements	<input type="checkbox"/>	<input type="checkbox"/>
h.) Boundary survey information of property, road names, easements and right of ways, with map and deed references	<input type="checkbox"/>	<input type="checkbox"/>
i.) The location of streams, waterbodies and wetlands, with the regulated buffer areas depicted on the plan	<input type="checkbox"/>	<input type="checkbox"/>
j.) The location of all buildings, structures, sidewalks and other man-made and natural features on the property, including fences, hedges, retaining walls and stone walls (with setback dimensions for existing structures)	<input type="checkbox"/>	<input type="checkbox"/>
k.) The location of all utilities (water, sewer and gas) on or nearby to the property	<input type="checkbox"/>	<input type="checkbox"/>
l.) The location of all culverts and drainage facilities on or nearby the property, with pipe sizes, materials and grades	<input type="checkbox"/>	<input type="checkbox"/>
m.) Topographic information at a minimum of 5' contour interval, using USGS NGVD 1929 vertical datum and extending onto adjacent property as necessary to indicate natural drainage patterns, limits of slopes, etc.	<input type="checkbox"/>	<input type="checkbox"/>
n.) The location of existing water supply wells	<input type="checkbox"/>	<input type="checkbox"/>
o.) The location of existing wastewater disposal facilities	<input type="checkbox"/>	<input type="checkbox"/>
p.) The location of existing tree lines and individual trees 12" dbh and greater	<input type="checkbox"/>	<input type="checkbox"/>
q.) The location of existing landscaping areas	<input type="checkbox"/>	<input type="checkbox"/>
r.) The proposed conventional lot (with lot numbers) and street layout, with setback lines and approximate dimensions	<input type="checkbox"/>	<input type="checkbox"/>
s.) Sight distance dimensions at intersections with existing streets and roadways	<input type="checkbox"/>	<input type="checkbox"/>
t.) Proposed utilities and schematic size and location of proposed stormwater management facilities, proposed easements	<input type="checkbox"/>	<input type="checkbox"/>
u.) Approximate limits of clearing and grading	<input type="checkbox"/>	<input type="checkbox"/>
v.) Proposed landscaping	<input type="checkbox"/>	<input type="checkbox"/>
w.) Stamp and signature of licensed land surveyor and engineer where roadways, drainage, utilities or similar improvements are being proposed	<input type="checkbox"/>	<input type="checkbox"/>

****** APPLICANT'S SUBMITTAL INFORMATION COMPLETENESS CERTIFICATION ******

I hereby certify that I have carefully reviewed the above listed Town's requirements for subdivision review applications, including each of the checklist items listed above, have accurately addressed these requirements and certify to the best of my knowledge and belief that all submittal requirements are included in this plan and application submission. I further understand that any required submittal item that is determined by the Town to not be adequately addressed will delay the processing of the attached application and will result in additional review expense.

By: _____
 Applicant or Agent for the Applicant

Date: _____

****** FOR PLANNING BOARD USE ONLY ******

Date TECHNICAL REVIEW CHECKLIST, EAF, LETTER OF AGENT, AG DATA STATEMENT (if applicable) and PROJECT DESCRIPTION NARRATIVE Submitted: _____

Date CHECKLIST Checked: _____ Checked By: _____

Subdivision Application Submittal Review Completion Status

	<u>Yes</u>	<u>No</u>	<u>Date Accepted</u>
1. Copy of the Building Department NOTICE OF DETERMINATION	<input type="checkbox"/>	<input type="checkbox"/>	_____
2. LETTER OF AGENT, if required, attached	<input type="checkbox"/>	<input type="checkbox"/>	_____
3. Agricultural Data Statement, if required, complete	<input type="checkbox"/>	<input type="checkbox"/>	_____
4. SUBDIVISION APPLICATION INFORMATION Form, complete	<input type="checkbox"/>	<input type="checkbox"/>	_____
5. PROJECT DESCRIPTION NARRATIVE	<input type="checkbox"/>	<input type="checkbox"/>	_____
6. Environmental Assessment Form, Part 1 complete	<input type="checkbox"/>	<input type="checkbox"/>	_____
7. TECHNICAL REVIEW CHECKLIST complete	<input type="checkbox"/>	<input type="checkbox"/>	_____
8. Application review fee and initial consultant review escrow fee paid	<input type="checkbox"/>	<input type="checkbox"/>	_____