

Village of Penn Yan

Application for Major Subdivision Review

Planning Board meetings are held on the first Monday of the month at 7:00 PM in the Village Hall, 111 Elm Street. The application submission deadline is the 1st Thursday of the previous month.

The application fee is \$500. All legal and engineering costs incurred by the Village of Penn Yan will be billed to the applicant. The fee and costs apply to all applications.

All subdivisions will require a surety bond to cover infrastructure improvements in the event the project is not completed.

Include with this application a completed Full Environmental Assessment Form.

See Village Code 176. Subdivision of Land

Project Name: _____

Project Address: _____

Applicant Name: _____

Email Address: _____

Date Received: _____ Fee Paid _____

Village of Penn Yan

Application for Major Subdivision Review

Proposed Subdivision

Please type or clearly print

Address: _____ Tax Map ID _____

Zoned: _____ Historic District: ___ Yes ___ No

Applicant

Name: _____

Mailing Address: _____

Phone Number: _____ Email: _____

Property Owner

Name: _____

Mailing Address: _____

Phone Number: _____ Email: _____

Supply proof of consent from property owner for this proposed project.

Engineer

Name: _____

Mailing Address: _____

Phone Number: _____ Email: _____

Subdivision Detail

Type of subdivision: ___ Residential ___ Commercial

Total acreage of land to be subdivided: _____

Easements: ___ Yes ___ No If yes, briefly describe _____

Deed Restrictions: ___ Yes ___ No If yes, briefly describe _____

Will the subdivision be developed in phases? ___ Yes ___ No If yes, how many? _____

Are there any water or sewer mains and associated fixtures to be dedicated to the Village? ___ Yes ___ No

Are there any streets to be dedicated to the Village in your plan? ___ Yes ___ No

If yes, please refer to Penn Yan Design & Construction Standards Handbook for Land Development.

Applicant Signature: _____ Date: _____

Major Subdivision Map Requirement Checklist

All items from the checklist below are required at the time an application for a minor subdivision review is submitted.

- 9 copies of map and attachments (Map Scale (1" = 100' Not more than 34" x 44" in size) AND one (1) pdf, if available.
- Name, Date and address of owner and subdivider.
- Name and address of Engineer.
- North arrow.
- Owners of adjacent lands.
- Field survey of boundary lines of proposed lots.
- Covenants, easements or deed restrictions affecting the proposed subdivision.
- Subdivision name or identifying title.
- Engineer's seal and signature.
- Owner's signature
- Designer's name, address and signature.
- Deed description.
- Survey map of boundaries certified by Licensed Surveyor.
- Location of property lines.
- Existing buildings.
- Water courses (show 100-year flood limitations).
- Swamps, springs, wood.
- Topographical features (contours with intervals of not more than 5' intervals).
- Existing culvert location, size, type, elevations.
- Adjacent roads, pavement, right of way.
- Water line locations.
- Sanitary Sewer locations, size, type and elevation.
- Tracing overlay of soils and their classifications.
- Description and outline of existing trees and vegetation.
- Distance to the nearest major road or street intersection.
- Approximate lines of proposed streets.
- Names of proposed streets.
- Cross section of proposed streets.
- Profiles of proposed streets showing finish grades and existing grades.
- Grading plan of site.
- Locations and size of cuts and fills.
- Cross sections of final grading steeper than (3) horizontal to (1) vertical.
- Approximate lines of proposed lots.
- Acreage or square footage of each lot.
- Individual lots numbered.
- Approximate lines of utilities underground (electric, gas, telephone, etc.)
- Approximate lines and purpose of proposed easements.
- Approximate location and dimensions of areas proposed for parks, playgrounds and open space.
- Location of any municipal boundary lines.
- Special district lines within the tract.
- Existing zoning.
- Zoning district lines within the tract.
- Data relative to water supply. (Design data, consumption, pressure, fire flow, hydrants, valves.
- Provide a 3" x 5" block on right side of plan for village use.
- Location of survey monuments (must be by licensed surveyor or engineer that the monuments are placed where indicated on map).
- Planting plan for street trees (show location, varieties and size).
- Development plan (show landscaping for neighborhood, park or playground).
- Certification of licensed surveyor, Engineer or Architect as to responsibility for the preparation of construction sheet.
- State Environmental Quality Review.
- Certified engineer's report on soil and ground water conditions with percolation test results and test pit information.