

VILLAGE OF PENN YAN
APPLICATION FOR MAJOR SUBDIVISION REVIEW

Fee- A fee made payable to the Village of Penn Yan of \$500.00 will be assessed to cover the cost of Administrative time, Public Notices, filing of maps, tax searches, mailings, etc.- Additionally, all Legal and Engineering costs incurred by the Village of Penn Yan Planning Board will be billed to the applicant.

Plans, fees and complete application must be submitted to the Planning Board Secretary by application deadline – (see secretary for date).

The subdivision should carry the name of the parcel for which it may be known.

Attached: Environmental Assessment form (PART I - ***ONLY***) must be completed and accompany application (Part 617 of the Environmental Conservation Law-State Environmental Quality Review or SEQR).

For office use only

Date: _____ Application No. _____

Name of applicant: _____

Fee Paid _____ Check No. _____

Date of scheduled Planning Board Public hearing: _____

Date of scheduled Yates County Planning Board review: _____

Planning Board Secretary

**** PRINT OR TYPE ONLY****
Illegible Applications will be rejected

MAJOR SUBDIVISION APPLICATION

Date: _____ Phone: _____

Property Owner: _____ Cell Phone: _____

Mailing Address: _____
(Street address, Town, State, Zip)

Previous owner: _____ Phone: _____ Cell phone: _____

Mailing Address: _____
(Street address, Town, State, Zip)

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Name Of Subdivision: _____

Location: _____
Street Address town zip

Tax Map # _____

Type of subdivision: Residential _____ Commercial _____

Total acreage of land to be subdivided: _____

Zoning district: _____ Water district: *Penn Yan* Fire district: *Penn Yan* Sewer district: *Penn Yan*

Easements: Yes _____ No _____
(Brief description)

Deed Restrictions: Yes _____ No _____
(Brief description)

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

Are there 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 for Land Development*

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Name of Engineer: _____ Phone/Cell phone: _____

Address: _____
(Street, Town, State, Zip)

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Date: _____ **PRINT** _____
PROPERTY OWNER'S NAME

SIGN _____
PROPERTY OWNER'S NAME

CHECKLIST OF REQUIREMENTS FOR MAJOR SUBDIVISION

The information listed below is required for all plans submitted to the Board for approval. Certified Engineer's report on soil and ground water conditions with percolation test results and test pit information is required for all subdivision in the Village of Penn Yan.

Subdivisions require surety bond to cover incomplete infrastructure improvements.

Map requirements met:

1. _____ 9 copies of map and attachments (Map Scale (1"=100'. Not more than 34" x 44").
2. _____ Name, Date and address of owner and sub-divider.
3. _____ Name and address of Engineer.
4. _____ North arrow.
5. _____ Owners of adjacent lands.
6. _____ Field survey of boundary lines of proposed lots.
7. _____ Covenants, easements or deed restrictions affecting the proposed subdivision.
8. _____ Subdivision name or identifying title.
9. _____ Engineer's seal and signature.
10. _____ Owner's signature
11. _____ Designer's name, address and signature.
12. _____ Deed description.
13. _____ Survey map of boundaries certified by Licensed Surveyor
14. _____ Location of property lines.
15. _____ Existing buildings.
16. _____ Water courses (show 100 year flood limitations).
17. _____ Swamps _____ Springs _____ Woods _____.
18. _____ Topographical features (contours with intervals of not more than 5' intervals.
19. _____ Existing culverts location, size, type, elevations.
20. _____ Adjacent roads pavement, right of way
21. _____ Water lines locations and culverts
22. _____ Sanitary Sewers location, size, type and elevation.
23. _____ Tracing overlay of soils and their classifications.
24. _____ Description and outline of existing trees and vegetation.
25. _____ Distance to the nearest major road or street intersection.
26. _____ Approximate lines of proposed streets.
27. _____ Names of proposed streets.
28. _____ Cross section of proposed streets.
29. _____ Profiles of proposed streets showing finish grades and existing grades.
30. _____ Grading plan of site.
31. _____ Locations and size of cuts and fills.
32. _____ Cross sections of final grading steeper than (3) horizontal to (1) vertical.
33. _____ Approximate lines of proposed lots.
34. _____ Acreage or square footage of each lot.
35. _____ Individual lots numbered.
36. _____ Approximate lines of utilities underground (electric, gas, telephone, etc.)
37. _____ Approximate lines and purpose of proposed easements.
38. _____ Approximate location and dimensions of areas proposed for parks, playgrounds and open space.
39. _____ Location of any municipal boundary lines.
40. _____ Special district lines within the tract.
41. _____ Existing zoning.
42. _____ Zoning district lines within the tract.
43. _____ Data relative to water supply. (Design data, consumption, pressure, fire flow, hydrants, valves.
44. _____ Provide a 3" x 5" block on right side of plan for village use.
45. _____ Location of survey monuments (must be by licensed surveyor or engineer that the monuments are placed where indicated on map.)
46. _____ Planting plan for street trees (show location, varieties and size).
47. _____ Development plan (show landscaping for neighborhood, park or playground).
48. _____ Certification of licensed surveyor, Engineer or Architect as to responsibility for the preparation of construction sheet.