

TOWN OF NEW SCOTLAND

MAJOR SUBDIVISION - PRELIMINARY PLAT

DATE: ___/___/___

TAX MAP ID#: _____

SUBMITTAL FEE WITH APPLICATION:

ONE TO FIVE LOTS - \$100.00 + \$50.00 PER LOT

SIX OR MORE LOTS - \$200.00 + \$50.00 PER LOT

SUB/DIV NAME: _____

OWNER: _____

ADDRESS: _____

PHONE#: (____) ____-_____

OWNER(S) SIGNATURE OF CONSENT TO APPLICATION: _____

APPLICANT: _____

APP ADDRESS: _____

APP SIGNATURE: _____

APP PHONE#: (____) ____-_____

APP INTEREST IN PROPERTY: _____

SUB/DIV LOCATION: _____

ORIGINAL PARCEL SIZE: _____ - _____ ZONING DIST: _____ - _____

NEW LOT SIZES: _____ - _____ - _____ - _____ - _____

BRIEF DESCRIPTION OF PROPOSED SUBDIVISION:

<i>Department Use</i>	
<i>Date/Purpose:</i>	
Sub-Div #:	# _____
Submtl/Dt:	____/____/____ ____/____/____
App/Fee :	____/____/____
Date/Pd :	____/____/____
1 ST P.B. :	____/____/____
2 ND P.B. :	____/____/____
Pub/Hrng:	____/____/____ ____/____/____
Other:	____/____/____
App/Deny	
Date:	____/____/____
Other:	_____

REQUIRED SUBMITTAL INFORMATION:

FOURTEEN (14) COPIES OF PLAT AND SUBMITTAL MATERIAL AT A MINIMUM OF FOURTEEN (14) DAYS PRIOR TO THE OFFICIAL REVIEW MEETING, WITH PLAT CLEARLY MARKED "PRELIMINARY PLAT"

PRELIMINARY PLAT REQUIREMENTS:

- 1. PLAT SUBMITTED ON WHITE BACKGROUND, CLEARLY LEGIBLE DRAWINGS
- 2. PLAT SHEET SIZE IS MAXIMUM OF 30"X40". STANDARD SIZES OF 17" X22", 22"X34", 24"X36", 30"X40" ARE RECOMMENDED. WHERE MORE THAN ONE SHEET IS REQUIRED, A KEY DIAGRAM MUST BE FURNISHED FOR THE RELATIVE SECTION LOCATIONS
- 3. ALL DIMENSIONS MUST BE IN FEET AND HUNDREDTHS, WITH A MAXIMUM OF ONE (1) INCH EQUAL TO ONE HUNDRED (100) FEET
- 4. KEY MAP WITH SCALE MAXIMUM OF ONE (1) INCH EQUAL TO EIGHT HUNDRED (800) FEET SHOWING:
 - a. THE PROPOSED SUBDIVISION AND ALL AREAS EXTENDING TWO HUNDRED (200) FEET BEYOND THE SUBDIVISION BOUNDARIES
 - b. RELATION OF THE SUBDIVISION TO PRIMARY AND SECONDARY HIGHWAY SYSTEMS ALSO NOTING MAIN INTERSECTIONS
 - c. BOUNDARY LINES OF ZONING, SPECIAL DISTRICTS AND MUNICIPAL AREAS
 - d. MATCH LINES FOR TWO OR MORE DRAWINGS
 - e. SHADE OR SIGNIFICANTLY OUTLINE THE SUBDIVISION
 - f. ADJACENT PROPERTY BOUNDARIES AND OWNERS NAMES (IF SUB-DIVISIONS USE SUBDIVISIONS NAME)
- 5. TITLE BLOCK SHOWING:
 - A. SUBDIVISION NAME
 - B. TOWN AND COUNTY WHERE LOCATED
 - C. NAME AND ADDRESS OF RECORD OWNER
 - D. SUB-DIVIDER'S NAME AND ADDRESS
 - E. TRUE OR MAGNETIC NORTH AND DATE TAKEN
 - F. DATES OF THE ORIGINAL SUBMISSION AND SUBSEQUENT SUBMISSIONS
 - G. MAP SCALE
 - H. NAME, ADDRESS, SEAL AND SIGNATURE OF THE LICENSED PREPARER
- 6. EXISTING SITE CONDITIONS TO BE SHOWN:
 - A. TOPOGRAPHIC CONTOURS:
 - 1. EXISTING TRACT CONTOURS AND LANDS WITHIN FIFTY (50) FEET AT VERTICAL INTERVALS OF FIVE (5) FEET, OR, ON RELATIVELY LEVEL PARCELS, AS SATISFACTORY FOR PLANNING BOARD STUDY
 - 2. CONTOUR ELEVATION BENCH MARK SHALL REFER TO KNOWN ESTABLISHED ELEVATIONS
 - 3. THE EXTENT OF ALTERED CONTOURS FOR THE DEVELOPMENT OF STREETS, STORM MANAGEMENT, SEWAGE DISPOSAL, DRIVEWAYS, ETC.
 - 4. IDENTIFY CLEARING AND GRADING LIMITS
 - B. NATURAL FEATURES:

- 1. LOCATION AND AREA OF TREE MASSES, EXISTING WATER COURSES AND SIGNIFICANT NATURAL FEATURES
- 2. AREAS DESIGNATED AS WET LANDS BY N.Y.S.D.E.C. AND FEDERAL JURISDICTIONAL WET LANDS, EACH FLAGGED AS NECESSARY
- 3. SOIL MAP INCLUDING THE INTERPRETATION OF THE EXISTING SOILS, TYPE, PERCOLATION, SOIL BEARING AND DEPTH TO GROUND WATER
- C. LIMITS OF CLEARING FOR ALL VEGETATED AREAS NOTED
- D. EXISTING STRUCTURES, WATER LINES, GAS LINES, SEWER LINES, POWER LINES, CULVERTS, HYDRANTS TO BE SHOWN BY LOCATION AND WITH ELEVATIONS
- E. EXISTING STREETS WITH NAMES, PAVEMENT WIDTH, RIGHT OF WAYS WITH WIDTHS, ON AND ADJACENT TO THE TRACT
- F. EXISTING PROPERTY LINES
- G. EASEMENTS AND RIGHT OF WAYS, WITH THEIR REASONS FOR ESTABLISHMENT
- H. MUNICIPAL, PUBLIC LANDS, DESIGNATED PARKS, OPEN SPACE, AND OTHER LANDS DESIGNATED FOR PUBLIC OR COMMUNITY USE
- I. ANY BUILDINGS OR STRUCTURES PLANNED TO REMAIN
- 7. PROPOSED SITE CONDITIONS:
 - A. LOCATION, WIDTHS, GRADES AND NAMES OF HIGHWAYS
 - B. LOCATION, WIDTH, NAME AND PURPOSE OF ANY PROPOSED EASEMENT OR RIGHTS OF WAY
 - C. LOCATION OF PLAY GROUNDS, PUBLIC AREAS, PUBLIC BUILDINGS AND OPEN SPACES
 - D. STREET ACCESSES TO ADJOINING PROPERTIES
 - E. RESTRICTED AREAS WITH THEIR PURPOSE NOTED
 - F. LOT LAYOUT:
 - 1. DIMENSIONS AND AREA SHOWN TO THE ONE HUNDREDTH (100) FOOT, WITH BLOCKS AND LOTS NUMBERED AND WITH LOT DRAINAGE SHOWN
 - 2. IDENTIFY LOTS OR PARCELS RESERVED FOR PARTICULAR USES, AND, NOTE IF OFFERED FOR DEDICATION
 - 3. 911 LOT NUMBERING IN COMPLIANCE WITH THE TOWN OF NEW SCOTLAND 911 DESIGNATIONS
- 8. UTILITIES:
 - A. LOCATION OF ANY ON SITE WATER SYSTEMS, AND, OR CONNECTIONS TO AN EXISTING SYSTEM
 - B. SANITARY DISPOSAL SYSTEM INCLUDING:
 - 1. DEPTH TO THE WATER TABLE
 - 2. SOIL TEST BORING DATA (AS NECESSARY)
 - 3. TREATMENT AREA
 - 4. CONNECTION POINTS
 - 5. LINE SIZES
 - 6. ANY CONNECTIONS TO AN EXISTING SYSTEM
 - C. EVIDENCE THAT THE PROPOSED WATER, AND, OR SANITARY SEWAGE SYSTEM HAS BEEN REVIEWED AND APPROVED BY THE ALBANY COUNTY HEALTH DEPARTMENT, AND, IF NECESSARY, BY N.Y.S.D.E.C. OR N.Y.S.D.O.H.

D. STORM WATER EROSION CONTROL LOCATIONS, SIZES AND CONTROL MEASURES PROPOSED

E. CROSS SECTION SHOWING:

1. LOCATION, TYPE AND SIZE OF THE WATER MAINS

2. LOCATION, TYPE AND SIZE OF THE SANITARY SEWAGE SYSTEM

3. LOCATION, TYPE AND SIZE OF THE STORM DRAIN SYSTEM

4. ANY OTHER UNDER GROUND CONDUITS

5. THE CHARACTER, WIDTH AND DEPTH OF ANY PAVEMENT AND SUB-BASES

F. TEST HOLE DATA (IF REQUIRED) SHOWING:

1. DATES TAKEN WITH THEIR LOCATIONS

2. A GRAPHIC DESCRIPTION OF THE FINDINGS FOR EACH TEST LOCATION
(THE NUMBER AND LOCATIONS MUST BE ACCEPTABLE TO THE PLANNING BOARD)

9. DRAFT OF ANY PROTECTIVE COVENANTS WHEREBY THE SUB-DIVIDER PROPOSES TO REGULATE LAND USE IN THE SUBDIVISION TO PROTECT PROPOSED DEVELOPMENT, INCLUDING OPEN SPACE AND ANY PROPOSED MAINTENANCE AND, OR, CARE AGREEMENTS OF SHARED FACILITIES AND OPEN SPACES

10. SUBMISSION OF THE "STATE ENVIRONMENTAL QUALITY REVIEW ACT" FULL ENVIRONMENTAL ASSESSMENT FORM, WITH PART ONE COMPLETED, WITH DOCUMENTATION

11. AN ENGINEERING PROJECT NARRATIVE OUTLINING THE DESIGN INTENT OF THE SUBDIVISION LAYOUT AND COMPLIANCE ISSUES WITH APPROPRIATE FEDERAL, STATE, COUNTY AND LOCAL LAWS AND ORDINANCES

12. INCLUDE THE "LAND DISTURBANCE ACTIVITIES" AND THE "AG. DATA" STATEMENTS ON THE PLAT

"Agricultural operations exist throughout the Town of New Scotland and there are presently or may in the future be farm uses adjacent to or in close proximity to the subdivided premises. Such uses are protected by New Scotland's Right-to-Farm Law."

"Prior to any land disturbance activity taking place, a "Land Development Activities Application" must be filed with the Building Department for review and approval in accordance with Article I, Section 4 of Local Law for Storm Water Management and Erosion and Sediment and Control ."

*THIS CHECK SHEET IS PROVIDED AS A GUIDE FOR CONVIENCE ONLY, APPLICANT SHOULD REFER TO THE APPLICABLE SECTION OF THE ZONING LAW OF THE TOWN OF NEW SCOTLAND FOR PRELIMINARY PLAT REQUIREMENTS

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
			<input type="checkbox"/>
			<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			<input type="checkbox"/>
			<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: _____ Date: _____		
Signature: _____ Title: _____		