

Major Subdivision Preliminary Plat Review Application

Village of Weedsport

8892 South Street, PO Box 190
Weedsport, NY 13166
(315) 834-6634

OFFICE USE ONLY

Application No. MajorSub-P: _____
Date Received: _____
Fee Paid: \$ _____
Date of Sketch Plan Conf.: _____

Date of Public Hearing: _____
Date of Final Action: _____
☐ Approved ☐ Approved Conditionally ☐ Denied
Date of Filing of Decision with the Clerk: _____

This form shall be completed in ink for preliminary subdivision plat review in accordance with § 215-56 of the Village of Weedsport Zoning Law. Complete this form and **submit nine (9) sets** of drawings along with the application fee to the Code Enforcement Officer. Please check type(s) of application:

☐ **First time submittal** ☐ **Amendment to approved site plan** ☐ **Cluster Subdivision**

Preliminary Subdivision plans shall not be reviewed until completed form is received

SUBDIVISION NAME: _____

PROJECT ADDRESS: _____

TAX PARCEL I.D. No.: _____ **ACRES:** _____ **ZONING:** _____

PROPERTY OWNER / DEVELOPER: _____

ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP:** _____

EMAIL ADDRESS: _____ **PHONE:** _____

The Undersigned agrees to be bound to and comply with the Village of Weedsport Zoning Law and other local laws. The Undersigned further agrees any approvals issued by the Village shall not constitute a waiver of said compliance with the Village of Weedsport Zoning Law and other local laws. The Undersigned authorizes the party signed below as SITE DESIGNER to act as agent on this project, to fully research and understand the Village of Weedsport Zoning Law and other local laws and to create plans in full conformance with such, and to be responsible for investigating the need, and obtaining all permits or approvals that may be required. The Undersigned also agrees to allow the Village to place a sign in the right-of-way along this property in order to advertise a public hearing for the requested preliminary plat approval; and will not interfere with or remove said signage.

OWNER / DEVELOPER SIGNATURE

_____/_____/_____
DATE

SITE DESIGNER: _____

DESIGN FIRM: _____

ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP:** _____

PRIMARY CONTACT NAME: _____

PHONE: _____ **FAX:** _____

EMAIL ADDRESS: _____

The Undersigned agrees that all plans created by the undersigned or the undersigned agents or assigns shall be bound to and comply with the Village of Weedsport Zoning Law and other local laws. The Undersigned further agrees any approvals issued by the Village shall not constitute a waiver of said compliance with the Village of Weedsport Zoning Law and other local laws. The Undersigned hereby acknowledges the requirement to fully research and understand the Village of Weedsport Zoning Law and other local laws and to create plans in full accordance with such, and to be responsible for investigating the need, and obtaining all permits or approvals that may be required. The Undersigned hereby agrees to prominently note any applicable exceptions to the Village of Weedsport Zoning Law and other local laws on the drawings and to call said proposed deviations to the Village's attention if such deviations are to be implemented.

SITE DESIGNER SIGNATURE

_____/_____/_____
DATE

ADDITIONAL INFORMATION REQUIRED:

Agricultural Data Statement. Answer the questions below, and if “Yes” is selected for any scenario, then an Agricultural Data Statement form needs to be filled out and be submitted with this application. Said form can be obtained from the Code Enforcement Officer.

1. Is the proposed subdivision located on property within a County Agricultural District? ☐ Yes ☐ No
2. Is the proposed subdivision located on property within 500 feet of a farm operation that is located on a parcel in a County Agricultural District? ☐ Yes ☐ No

Total Area of Parcel to be Subdivided: Acres _____ **into** _____ **Number of Lots.**

Proposed Water Source for new lots: ☐ Public Water ☐ Private Wells ☐ Other: _____

Proposed Sewage Removal Source: ☐ Public Sewer ☐ Private Septic ☐ Other: _____

Current Use of Site (agricultural, residential, commercial, undeveloped, etc.): _____

Current Use of the Surrounding Lands (agricultural, residential, wetlands, etc.): _____

SEQR FORMS

A Completed SEQR Environmental Review and Determination is required as part of the preliminary subdivision approval process. The applicant is responsible for providing the Planning Board with a completed Part 1 Environmental Assessment Form (EAF); and to provide additional information as necessary to the Planning Board during the preliminary subdivision review process in order for the Board to make a determination as to the potential impacts this development will have on the environment.

Major Subdivision Preliminary Plat Review Checklist

Preliminary Plat Maps must include all of the following:

- ☐ The proposed subdivision name; the names of the Municipality and County in which it is located; the date; a true-north arrow; the map scale; and the names, addresses and phone numbers of all owners of record, the applicant, and the architect, engineer, or surveyor including license number(s) and seal(s). All sheets shall be clearly marked with the words “Preliminary Subdivision Plat”.
- ☐ The names of the owners of record of all adjacent properties.
- ☐ The zoning district, including exact boundary of districts, where applicable.
- ☐ All parcels of land proposed to be dedicated to public use and the condition of such dedication.
- ☐ The locations of existing property lines, easements, buildings, watercourses, marshes, rock outcrops, and wooded areas.
- ☐ The locations of existing sewers, water mains, culverts, and drains on the property, with pipe sizes, grades, and direction of flow.
- ☐ Contours with intervals of ten (10) feet or less as required by the Planning Board, including elevations on existing roads, and an approximate grading plan if natural contours are to be changed more than two (2) feet.
- ☐ The width and location of any streets or public ways or places shown on the Official Map of the Village of Weedsport within the area to be subdivided, and the width, location, grades and street profiles of all streets or public ways proposed by the developer.
- ☐ The approximate location and size of all proposed water lines, valves, hydrants, sewer lines, and fire alarm boxes. Connection to existing lines or alternate means of water supply or sewage disposal and treatment as provided in standards established by the Cayuga County Health Department. Show profiles of all proposed water and sewer lines.

Preliminary Plat Maps must include all of the following:

- ☐ All requirements as specified in local laws of the Village of Weedsport governing stormwater runoff; a stormwater management plan indicating the approximate location, construction and size of swales; and proposed lines and their profiles. Ramification of connections to existing or alternate means of disposal.
- ☐ Plans and cross-sections showing the proposed new location and types of sidewalks, street lighting standards, street trees, curbs, water mains, sanitary sewers and storm drains, and the size and type thereof; the character, width and depth of pavements and sub-base; the location of manholes, basins, and underground conduits. New features must comply with the Subdivision Design Standards found in Article XV, Section 15.17 of the Village of Weedsport Zoning Law.
- ☐ Preliminary designs of any bridges or culverts which may be required.
- ☐ The proposed lot lines with the approximate dimensions and area of each lot.
- ☐ Where the topography is such as to make difficult the inclusion of any of the required facilities within the public areas as laid out, the Preliminary Plat shall show the boundaries of proposed permanent easements over or under private property, which permanent easements shall not be less than 20 feet in width, and which shall provide satisfactory access to an existing public highway or other public open space shown on the subdivision or the Official Map.
- ☐ An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified to by a licensed land surveyor. The corners of the tract shall also be located on the ground and marked with an approved pin, pipe or monument as approved by the Village Board, and shall be referred to and shown on the plat.
- ☐ If the application covers only a part of the applicant's holding, a map of the entire tract shall be submitted so that the part of the applicant's holding covered in the application can be considered in the light of the entire holding. This map shall be drawn at a scale of one-inch equals two-hundred feet (1" = 200') and shall show an outline of the platted area with its proposed streets, and an indication of any probable future street system with its grades and drainage in the remaining portion of the tract, and any probable future drainage layout of the entire tract.
- ☐ A copy of any covenants or deed restrictions that are intended to cover all or part of the tract.
- ☐ All documents showing construction details of proposed improvements, any supporting materials or engineering reports and a completed environmental assessment form or, if required, a draft environmental impact statement.