

TOWN OF GROTON
APPLICATION FOR MAJOR 2 SUBDIVISION PRELIM - & SKETCH

FOR OFFICE USE ONLY

Date Paid _____
Receipt # _____
Date Complete Application _____
Received _____

Mail or bring this form, all additionally required documents, and fee

to Groton Town Clerk's Office, PO Box 36, 101 Conger Blvd Groton, NY, 13073

[] **Sketch Classification**— No fee (an application for final will need to be submitted prior to 6 months after classification)

Number of proposed lots _____ (\$100 +\$50 per lot) 5 Lot Fee= \$350.00

Public Hearing Scheduled withing 62 days from application date ON _____ Date _____

Name of Proposed Subdivision _____

Property Address or Nearest Road - _____ Tax Map Number(s) _____

Zoning District - Check One [] RA [] L [] H [] I1 [] I2

How many existing parcels comprise the project site? _____ Total number of acres _____

Current use of land _____

Proposed subdivision is [] Residential in character or [] Commercial in character

Does Subdivision include Flag Lot(s) [] Yes - Number of Flag Lots _____ [] No

Maximum proposed lot size _____ acres Minimum proposed lot size _____ acres Number of units per acre _____

If residential, units will be # _____ [] Single Family or # _____ [] Multi Family

Acres of Open Space or parks _____

Has any affected acres been part of a subdivision within the last 3 years? [] No [] Yes –

Surveyor/Engineer Name _____ License # _____

Address _____ Phone _____

Applicant's Name _____ Phone _____

Address _____

Landowner's Name (if different from above) _____

Landowner's Address _____

Phone _____ Landowner's Signature _____

.....
The undersigned hereby requests approval by the Planning Board of the above identified subdivision plat.

Signature of Applicant _____ Date _____

Return form, fee, and survey or to-scale maps to Groton Town Clerk's Office, PO Box 36, 101 Conger Blvd Groton, NY, 13073

ADDITIONAL DOCUMENTS REQUIRED:

- a. Ag Data Statement
- b. Part One of the State Environmental Quality Review Short Form
- c. Proposed survey(s) of the subdivision to include the following;

- d. Identifying title, the Town and County in which the proposed subdivision is located, date, true north point, scale and the name and address of the owner of record, the name and address of the subdivider if different, surveyor, including New York State number and seal
- e. Name of subdivisions immediately adjacent and the names of the owners of record of adjacent property
- f. Zoning District, including exact boundary of districts, where applicable and any proposed changes in the zoning district lines or this code text applicable to the area to be subdivided
- g. All parcels of land proposed to be dedicated to public use and the condition of such dedication
- h. Existing property lines, easements, buildings, water courses labeled as per DEC designation, marshes, rock outcrops, wooded areas, and other significant existing features for the proposed subdivision and adjacent property, street lines, pedestrian ways, sewer, water mains, culverts, and drains on the property, with pipe sizes, grades and direction flow
- i. Contour with intervals of 5 feet or less as required by the Planning Board including elevations
- j. The length and bearing of all straight lines, radii, length of curves, central angles of curves, and tangent bearings shall be given for each street. All dimensions and angles of the lines of each lot shall also be given. All dimensions shall be shown in feet and decimals of a foot. The plat shall show the boundaries of the property, location, graphic scale, and true north point.
- k. Sufficient data acceptable to the Town Engineer to determine readily the location, bearing, and length of every street line, lot line, boundary line and lot corner marker
- l. Lots and blocks shall be numbered and lettered in alphabetical order in accordance with the prevailing Town practice.

See Sections 270-280

- m. All public open spaces for which deeds are included and those spaces title to which is reserved by the developer. For any of the latter there shall be submitted with the final subdivision plat copies of agreements or other documents showing the manner in which such areas are to be maintained and the provisions made therefore.
- n. All lot corner markers shall be permanently located satisfactorily to the Town Engineer.
- o. Monuments of a type approved by the Town Engineer shall be set at all corners and angle points of the boundaries of the original tract to be subdivided, and at all street intersections, angle points in street lines, points of curve, and such intermediate points as shall be required by the Town Engineer.
- p. Construction drawings including plans, profiles, and typical cross-sections as required, showing the proposed location, size and type of streets, sidewalks, street lighting standards, street trees, curbs, water mains, sanitary sewers and storm drains, pavements and sub-base, manholes, catch basins, driveway access and other facilities.
- q. Applications for approval on plans for sewer or water facilities will be filed by the subdivider with all necessary Town, County, and State agencies. Endorsement and approval by the Tompkins County Department of Health shall be secured by the subdivider before official submission of the Final Subdivision Plat for approval by the Planning Board.
- r. Any modifications or additional information or documents required by the Planning Board during Preliminary review.

SKETCH CLASSIFICATION & REVIEW BY BUILDING/CODE OFFICE DATE_____

Road Frontage regulations met ☐ Yes ☐ No Existing Building Setbacks conform ☐ Yes ☐ No

Well & Septic Systems provisions documented, or Dept of Health permit/letter provided ☐ Yes ☐ No

Proposed flag lot(s) meet: minimum lot areas / flagpole widths? ☐ Yes ☐ No

Pole meets NYICC regs ☐ Yes ☐ No

Application will need to be referred to Tompkins County Planning for GML 239 Review: ☐ Yes ☐ No

Subdivision is a ☐ Major Level 1 ☐ Major Level 2

Action taken ☐ Refer to Planning Board & notify applicant to pay fee.

☐ Referred to applicant with suggested revisions below

TO BE COMPLETED BY PLANNING BOARD CHAIR

Have all required documents been provided? ☐ Yes ☐ No

SEQR completed during Preliminary Review? ☐ Yes ☐ No

If no, SEQR must be completed before final approval.

Final Determination ☐ Negative ☐ Conditional Negative ☐ Positive

(Note: Positive and Conditional Negative will require further review.)

Was application referred to Tompkins County Planning? ☐ Yes ☐ No

If yes, was response received or has 30 days elapsed without a response? ☐ Yes ☐ No

If yes, were official recommended modifications made by County Planning? ☐ Yes ☐ No

If yes, has Board ☐ incorporated modifications or ☐ chosen to act contrary to recommendations

(Note: Acting contrary requires a vote of the majority of all members of board plus one for approval.)

Was application referred to Groton, County or State Highway Department? ☐ Yes ☐ No

If yes, was response received or has 30 days elapsed without a response? ☐ Yes ☐ No

If yes, were official recommended modifications made by Highway Department? ☐ Yes ☐ No

If yes, has Board ☐ incorporated modifications or ☐ chosen to act contrary to recommendations

(Note: Acting contrary requires a vote of the majority of all members of board plus one for approval and detailed resolution stating why Board is acting contrary to County Planning's recommendations.)

Are flag lot(s) minimum areas and flagpole widths met? ☐ Yes ☐ No ☐ NA

Is the Planning Board authorizing a waiver of any subdivision requirements? ☐ Yes ☐ No

(Note: If yes, a detailed resolution must reflect specific character and extent of requirements waived.)

Is the Planning Board requiring a bond? ☐ Yes ☐ No If yes, amount of bond \$_____

Additional Comments:

Public Hearing Information:

Is the Planning Board requiring modifications to the Preliminary Plat? ☐ Yes ☐ No

(Note: If yes, a detailed resolution must state required modifications.)

Action taken on Preliminary Plat Application ☐ Approved ☐ Conditionally Approved ☐ Denied

Signature of Chair _____ Date _____