



Town of Rosendale Planning Department

P.O. Box 423
Rosendale, New York 12472
845-658-8170
Billy Liggan, Planning Board Chairman
Leslie Treut, Planning Department Clerk

Application for Subdivision/Lot-Line Adjustment Review

THIS SECTION FOR PLANNING DEPARTMENT USE ONLY

Application No. _____
Applicant Name: _____
Applicant Address: _____
Date Received _____
County Referral: _____
Variance Issued: _____
Date of Decision: _____

Instructions:

Please ensure that your application for preliminary subdivision review is complete. Refer to Chapter 60, Article IV (Procedure for Land Subdivision), Article V (Plan Requirements) and Article VI (Design Standards) of the Town of Rosendale Subdivision Regulations for more detail. Applications missing any of the items outlined below will be returned to the applicant with an “incomplete” status, delaying the review of the application.

Check One:

- € **Major Subdivision Review** (3 or more lots, including the original lot).
- € **Minor Subdivision Review** (Original property broken into 2 lots).
- € **Lot-Line Adjustment** (property being transferred must be smaller than the minimum lot requirements in the Zone your project is located).

Checklist of Submission Requirements:

- € **Application Fee.** A fee of \$50.00 shall accompany all applications for Preliminary Review.

- € **Subdivision Fee.** Fees will be assessed based on the fee schedule as provided by the Planning Department.



*Please submit **one (1) original and ten (10) copies** of the following application package to the Town of Rosendale Department of Planning (please collate materials into individual packets, attention Planning Board Clerk Leslie Treut):*

€ **(1.) Application for Subdivision Review**

€ **(2.) Map of Lot Size & Layout.** The layout shall show existing conditions and proposed site improvements including, but not limited to, wet areas, easements, adjacent property owners and public rights-of way, moderate to severe slope or grade issues. Proposed and existing building footprint for each lot, septic system test pits and perc test results (if applicable).

€ **(3.) Short or Long Environmental Assessment Form (EAF)** pursuant to the N.Y.S. Environmental Quality Review Act (SEQRA). An EAF is a form or forms filled out by the applicant for the purpose of aiding the Rosendale Planning Board in both classifying your project as a Type I, Type II or Unlisted action under SEQRA and in the determination of significance of the impact your project will have on the environment. Whether a short or long form is required is dependent upon whether the application is classified as “Type I” or “Unlisted.” Type I actions usually includes large scale residential and commercial projects that could potentially have a large-scale impact on the environment and may, at the discretion of the Planning Board, require that an Environmental Impact Statement (EIS) be prepared. Type II actions are not subject to SEQRA review and usually require only a Short Form EAF and can include actions such as maintenance projects, in-kind replacement projects, single unit residential dwelling construction on an existing parcel and area and lot line variances. Unlisted Actions are those actions not specifically described as Type I or Type II Actions and include land subdivisions. A comprehensive list of SEQRA classifications can be found on the New York State Department of Environmental Conservation website at:

<http://www.dec.ny.gov/regs/4490.html#18105>.



Part I: General Information *(to be completed by applicant)*

1. Name/Title of Subdivision:

2. Property Owner's Name:

Street Address:

City, State, ZIP:

Telephone No.: (____) _____ - _____ (____) _____ - _____

Fax No.: (____) _____ - _____

E-mail Address:

3. Agent / Attorney Name (is used) :

Street Address:

City, State, Zip:

Telephone No.: (____) _____ - _____ (____) _____ - _____

Fax No.: (____) _____ - _____

E-mail Address:

4. Surveyor/Engineer Name:

Street Address:

City, State, Zip:

Telephone No. (____) _____ - _____ (____) _____ - _____

Fax No. (____) _____ - _____

E-mail Address:

5. Tax Map Number *(Contact Assessor)*: _____ - _____ - _____

6. Description of the Location of the Property:

7. Zoning Classification (circle one) : A A-1 R-1 R-2 R-2A B1 B2 I1

8. Total acreage of the property _____

9. Number of proposed lots



10. Description of Current Use

11. Description of Proposed Use

12. Description of provision for sewage disposal: SEPTIC SYSTEM / PUBLIC SEWER

A.) Perc Rate: _____ Soil Survey Info:

B.) Public Sewer Supply District:

13. Description of provision for water supply: WELL / PUBLIC WATER SUPPLY

A.) Public Water Supply District:

B.) Private Water System Name / District:



Part II: Subdivision Layout Checklist

Instructions:

Please prepare Subdivision Map in accordance with Town of Rosendale Site Plan and Design Standards within Chapter 60 of the Rosendale Town Code, a copy of which is available at the Town of Rosendale website at <http://www.townofrosendale.com/towncodebook.cfm> , depicting existing conditions and proposed site improvements. A site plan checklist is also provided with this application packet to assist you in preparing your site plan.

Required Subdivision Map Fields

NOTE TO PLAN PREPARERS: THE INFORMATION BELOW MUST BE PLACED ON ALL SUBDIVISION PLATS THAT ARE TO BE REVIEWED AND APPROVED BY THE TOWN OF ROSENDALE PLANNING BOARD. THE PLANNING BOARD WILL NOT APPROVE ANY PLANS NOT CONTAINING THIS INFORMATION:

TOWN OF ROSENDALE PLANNING BOARD APPROVAL BLOCK

**APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF ROSENDALE, NEW YORK, ON THE _____ DAY OF _____, 20____
SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.
ANY CHANGES, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL SIGNED THE _____ DAY OF _____ 20____ BY _____,
PLANNING BOARD CHAIRMAN.**

Final Checklist:

- € All required documents uniformly collated into 10 individual packets
- € Required fees to be paid upon submission of application
- € Subdivision map has been created in accordance with Chapter 60 of the Town Code
- € All approved subdivision maps must be filed, by the applicant, with the Ulster County Clerk within 62 days of final approval or subdivision will be void.



Part IV: Signatures

Signature of Owner:

To the best of my knowledge the information provided in this application and on the attached preliminary plan is true and accurate. I, the undersigned, have thoroughly read and understand Chapter 60 of the Rosendale Town Code as well as the Application for Subdivision Review and the list of items to be shown on the Subdivision Plan and I consent to all the requirements as set forth in the application. Furthermore I give my permission to allow the members of the Rosendale Town Board, Rosendale Planning Board, Rosendale Zoning Board of Appeals, Town Designated Planners/Engineers C.T. Male Associates, P.C. or any other technical experts, professionals and /or consultants retained by the Town of Rosendale to conduct field reviews of the property referred to in this application with notice. I understand that I can waive the right to be notified that the Planning Board and/or its agents or representatives plan on conducting field reviews on my subject site. I also understand that based upon the size and complexity of the project, my application may be subject to escrow fees above and beyond the cost of application submission to cover the fees of review by C.T. Male as Town Designated Planners and Engineers or any other technical experts, professionals and /or consultants retained by the Town of Rosendale.

Signature of Owner

Date

€ I waive the right to notification for any and all field reviews of my property

Authorization to Act as Agent For:

In the event that the owner of the property desires to have another individual act as his/her authorized representative in support of this application the following statement must be completed and signed:

I, _____, owner of the premises located at _____ with the Tax Map No. _____ hereby designate _____ as my agent regarding an application for subdivision of the premises.

Signature of Owner

Date

