



Application for Subdivision/Lot-Line Adjustment Review

Town of Rosendale Planning Department
1915 Lucas Avenue
Cottkill, New York 12419
845-658-3159 Ext. 6
PlanningZoning@TownofRosendale.com
Billy Liggan, Planning Board Chairman
Brisa Casas, Planning Department Clerk

THIS SECTION FOR PLANNING DEPARTMENT USE ONLY

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

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:

- Lot-Line Adjustment**
- Minor Subdivision Review** (*Original property broken into 2 lots*)
- Major Subdivision Review** (*3 or more lots, including the original lot*)

Checklist of Submission Requirements:

- Application Fee** - A fee of \$275.00 shall accompany all applications for Preliminary Review.
- Subdivision/ Lot Line Adjustment Fee** - Fees will be assessed based on the fee schedule as provided by the Planning Department.
- Electronic Submission of All Application Materials (CD/Flash Drive)**
- Signed Escrow Agreement and Escrow Check (if applicable)**



*Please submit **one (1) original, ten (10) hardcopies and one (1) digital copy (on flash drive or CD)** of the following application package to the Town of Rosendale Department of Planning (please collate materials into individual packets, attention Planning Board Clerk Brisa Casas)*

Checklist:

- (1) Application for Subdivision or Lot Line Adjustment Review**
- (2) Map of Lot Size & Layout** -The drawing or set of drawings 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, landscaping, parking, lighting, 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 projects that could potentially have a significant adverse 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. The following link can be used to generate the Environmental Assessment form: <https://gisservices.dec.ny.gov/eafmapper/>
The form must be completed on the website, printed out, then signed and dated.
- (4) Deed or Authorization to Act as Agent** - The Applicant should provide a copy of the current deed showing ownership of the property being altered by the proposed application. If the Applicant is not the owner, the Applicant shall provide the Planning Board with written authorization from the property owner stating they are amenable to the proposed action and authorize the Applicant to act on their behalf.



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.: (_____) _____ - _____

Cell: (_____) _____ - _____

E-mail Address: _____

3. Agent/Attorney Name: _____

Street Address: _____

City, State, Zip: _____

Telephone: (_____) _____ - _____

Cell: (_____) _____ - _____

E-mail Address: _____

4. Surveyor/Engineer Name: _____

Street Address: _____

City, State, Zip: _____

Telephone No. (____) _____ - _____

Cell: (_____) _____ - _____

E-mail Address: _____



5. Tax Map Number(s) (*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 plat/plat set in accordance with Town of Rosendale Plat and Design Standards within Chapter 60 of the Rosendale Town Code, a copy of which is available at the Town of Rosendale website, depicting existing conditions and proposed site improvements. A plat checklist is also provided with this application packet to assist you in preparing your map.

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

SIGNED THE _____ DAY OF _____ 20____ BY
_____, **PLANNING BOARD CHAIRMAN**
_____, **PLANNING BOARD MEMBER**

Final Checklist:

- All required documents uniformly collated into 10 individual packets
- Digital versions of all hard copy documents submitted
- Required fees to be paid upon submission of application
- Subdivision plat/plat set 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 III: 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 the Rosendale Town Code as well as the Application for Subdivision Review and the list of items to be shown on the Subdivision Plat 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 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 Town of Rosendale and/or its agents or representatives plan on conducting field reviews on my subject property. 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 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 the submitted application for subdivision/lot-line adjustment.

Signature of Owner

Date