

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 Town 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 Town of Throop 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 Town of Throop 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 Town of Throop 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 Town 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.