

TOWN OF WILLSBORO, NY

MINOR SUBDIVISION APPLICATION

(four lots or less, no new roads) **Fee: \$50.00**

Property Tax Map #: _____ Application #: _____

Applicant's Name: _____ Phone: (____) _____

Address: _____ Town: _____ State: _____ Zip: _____

Project Site: _____ Zoning District(s): _____

Applicant's Signature: _____ Date: _____

For the purpose of providing for the future growth and development of the Town and affording adequate facilities for the housing, transportation, distribution, comfort, convenience, safety, health and welfare of its population the Town of Willsboro Planning Board is authorized to approve subdivisions in our community. . The Planning Board follows the procedures for subdivision review as presented in the Consolidated Laws of New York, Town Law §276-279.

Planning Board meetings are held on the 4th Tuesday of each month at 6:00pm at the Town Hall, 5 Farrell Road, Willsboro, NY 12996 (518) 963-7411.

Review of a subdivision application shall begin with a sketch plan (tax map section). A sketch plan shall show:

- 1) the entire plot of land to be subdivided,
- 2) the tax map number,
- 3) the zoning district(s),
- 4) the approximate size of the proposed lots, and
- 5) the locations of any proposed or existing roads, utilities, and easements, covenants or restrictions.

An application for a Minor Subdivision shall include:

- ___ a copy of the deed relating to the property, and any proposed easements, covenants or restrictions,
- ___ copy(ies) of any driveway permit(s) required on Town, County or State roads,
- ___ SEQR (State Environmental Quality Review) compliance documents,
- ___ design(s) (by a NYS licensed engineer) of all proposed on-site sewage treatments systems, and water supply systems which meet the requirements of the NY State Dept. of Health,
- ___ three copies of a plat (by a NYS licensed surveyor) which contains the following:
 - a) proposed subdivision name, Town of Willsboro, Essex County, NY,
 - b) name and address of subdivider, and names of all adjoining property owners,
 - c) north point, map scale, name and address of surveyor, license number and seal,
 - d) boundary lines of the lots to be sold, including corners, bearings and distances,
 - e) location of existing structures, easements, wooded areas, watercourses and/or wetlands.

For Office Use:	
Received by Planning Board: _____	Signature: _____
Regional Project Classification: Class A Regional Project _____ (Adirondack Park Agency Jurisdiction) Class B Regional Project _____ (Town of Willsboro Jurisdiction)	
Comments: _____ _____ _____	
Date of Public Hearing: _____	
Final Action: _____	Date: _____ Signature: _____

SUBDIVISION REVIEW CHECKLIST

Included below are the natural and public resource aspects to be considered for all subdivisions. (The Town of Willsboro Subdivision Regulations contain more specific objectives, guidelines and standards for each aspect.)

Soils: _____

Topography: _____

Surface Waters: _____

- a. water quality
- b. surface drainage
- c. flood plains

Ground Water: _____

Shorelines: _____

Mineral Resources: _____

Air Quality: _____

Noise Levels: _____

Wetlands: _____

Aquatic Communities: _____

Terrestrial Vegetation: _____

- a. general
- b. rare & endangered species
- c. production commercial forest land

Terrestrial Wildlife: _____

- a. general
- b. rare & endangered species

Aesthetics: _____

- a. general
- b. scenic vistas
- c. travel corridors

Open Space: _____

Adjoining and Nearby Land Use: _____

Wild, Scenic and Recreational Rivers: _____

Historic Sites: _____

Special Interest Areas: _____

Government Considerations: _____

Public Utilities and Community Resources: _____

Other: _____