

TOWN OF TORREY

Post Office Box 280
 56 Geneva Street
 Dresden, New York 14441

Application No. _____

Date Filed _____

Subdivision Review Checklist

This checklist is provided as a tool to assist the applicant in preparing materials for the various reviews. The Planning Board will use the checklist to verify that all required materials have been submitted.

SKETCH PLAN REQUIREMENTS	App	PB
A. The location of all the lot(s) within the subdivision (including lot width and depth), streets, sidewalks, recreation areas and open space.		
B. All existing structures, wooded areas, streams, steep slopes and other significant physical features, within the portion to be subdivided and within two hundred (200) feet of the subdivision boundary.		
C. The names of all property owners of record and/or the names of developments within five hundred (500) feet of the proposed subdivision.		
D. All existing and proposed utilities and streets in or bordering the proposed subdivision.		
E. The proposed management of stormwater, sewerage, and water supply.		
F. All existing restrictions on the use of land including easements, rights-of-way, covenants, and zoning district(s).		

PRELIMINARY PLAT REQUIREMENTS	App	PB
MINOR SUBDIVISION		
A. A map drawn to a ratio of one to six thousand (1:6000) or less showing the proposed subdivision and properties within fifteen hundred (1500) feet shall include the names of property owners of record, existing streets, compass rose, scale, map completion date and the name of the drafter.		
B. An additional map(s) drawn to a ratio of one to six hundred (1:600) or less showing the proposed subdivision and:		
C. existing streets, structures and railroads;		
D. water bodies, streams and swamps adjacent to or included in the proposed subdivision;		
E. existing woods or large trees;		
F. easements;		
G. dimensions, and acreage of all existing and proposed lots;		
H. the proposed location for access to each lot;		
I. consecutively numbered lots;		
J. steep slopes (15% or greater);		
K. proposed structures;		
L. property which is offered, or to be offered, for dedication for public use, with the purpose indicated thereon, and of all property that is proposed to be reserved by deed, covenant or by a homeowner's association for the common use of the property owners of the subdivision;		
M. compass rose, scale, map completion date and the name of the drafter.		
N. The name and address of the owner or owners of the property to be subdivided and, if other than the owner, the name and address of the subdivider and the name and address of any New York State Licensed Land Surveyor, Engineer, or Landscape Architect engaged by the owner or subdivider		

with respect to the proposed subdivision;		
O. The names and addresses of all property owners of record within five hundred (500) feet of the proposed subdivision;		
P. The proposed provision for water supply, wastewater disposal, and storm water management, unless waived by the Planning Board;		
Q. The identification of all property owned, leased or held under contract by the property owner or subdivider within two thousand (2000) feet of the proposed subdivision;		
R. The most recent property survey available showing adjoining property;		
S. Additional information as requested by the Planning Board.		
PRELIMINARY PLAT REQUIREMENTS	App	PB
MAJOR SUBDIVISION		
A. A map drawn at a ratio of one to six hundred (1:600) showing the location, width and grade of all existing and proposed streets showing elevations at the beginning and end of each street, at street intersections and at all points where the street direction changes;		
B. A profile of all proposed streets drawn at a ratio of one to six hundred (1:600) (unless waived by the Planning Board);		
C. If a sewage treatment system is to be included, a map showing the location of the system and the results of both percolation and deep hole tests conducted within the appropriate area;		
D. An erosion and sediment control plan		
E. Setback lines for principal structures as specified in the Town of Torrey Zoning Law		
F. A copy of a property survey completed within the last twenty-four (24) months (unless waived by the Planning Board).		

FINAL PLAT REQUIREMENTS	App	PB
A. Bear the stamp and signature of a New York State Licensed Land Surveyor, Engineer, or Landscape Architect;		
B. Contain the information as required for a Preliminary Plat as defined in § 28 plus any revisions directed by the Planning Board;		
C. Contain a Construction Detail Sheets showing all improvements as required in a. § 30;		
D. Drawn at a ratio of one to six hundred (1:600) or less. Maps shall be on uniform size sheets in accordance with the applicable New York State Statutes. Whenever any project is of such size that more than one sheet is required, an index map on the same size sheet shall accompany these sheets.		
E. Proposed subdivision name or identifying title that shall not duplicate or closely approximate that of any other development in the Town;		
F. Locations, names and widths of existing streets; locations and names of highways; locations of easements, buildings, and other public properties;		
G. Locations, names and widths of proposed streets; locations and widths of proposed sidewalks; locations, dimensions and status of proposed easements;		
H. Accurate dimensions and bearings to determine the location of all lot lines;		
I. Radii of all curves and arcs if any;		
J. Location and material of new and existing monuments		

(7/16/12)