



TOWN OF NEWSTEAD - SUBDIVISION APPLICATION

MAJOR SUB# _____
office use

MINOR SUB# _____
office use

- Approval is required when creating a new lot and it must meet zoning code.
- Legal building lot is 45,000 sq. ft. Minimum 150' of road frontage.

Minor Subdivision - split parcel into a maximum 4 lots (original + 3 new) within a 3-year period.

Major Subdivision - split parcel into 5 or more lots [original lot + 4 or more new lots].

After submitting a complete minor subdivision application, it will be sent to Town Engineer for drainage review. Planning Board will review at Pre-Application conference. At the next Planning Board meeting, a public hearing may or may not be held for which a legal notice will be published in The Akron Bugle, with property owners within 500' notified in writing. Within 30 days of Planning Board approval, applicant must file subdivision plat with Erie County Clerk's office.

Applicant Information:

Name: _____

Mailing Address: _____

Phone No: _____

Property Information:

Location: _____ SBL # _____ Zoning District: _____

Existing road frontage: _____ feet Existing lot size: _____ acres # of new lots you are creating? _____

Current use of site: _____ Proposed use of site: _____

Answer the following questions:

1. How many times has the property been subdivided within the past five years? _____
2. Are there any hazardous waste sites within one mile? Yes No
3. Are there any State or Federal wetlands on the property? Yes No
4. Is the property located within a floodplain? Yes No

5. Are there any steep slopes, wet soils, streams, woodlands which may impact development? Yes No

please describe

6. Is this property located within a State designated agricultural district? Yes No

7. Is property benefiting from an agricultural exemption? Yes No

A monetary penalty must be enforced on parcels where the owner benefitted from an Ag exemption when they wish to develop those same lands. New soil survey will be required for remaining Ag acreage. See Assessor for details.

8. Is there public water available to the site? Yes No

9. Do you understand our Lateral Restriction Policy for public water? Yes No

10. Are there any easements or rights-of-way on the property? Yes No

11. Identify adjacent property owners (including across the road):

North _____ South _____

East _____ West _____

Payment of fee:

Minor: Application Fee = \$ 200
Town Engineer Review = \$ 250
Greenspace Fee \$750 x # lots _____ = \$ _____
Total Amount Due \$ _____

Major: Application Fee = \$ 350
Town Engineer Review (minimum) = \$ 500* additional review fee may be warranted.
Greenspace Fee \$750 x # lots _____ = \$ _____
Total Amount Due \$ _____

Amount Paid \$ _____

Check # _____

Date: _____

Signature of Owner: _____

Date: _____

APPLICANT SUBMITTAL REQUIREMENTS:

(12) copies of the following documents (maximum 11" x 17" size) must be submitted with application. Failure to provide all required information may delay the approval process.

1. Survey/Subdivision Plat/Grading & Drainage Plan of all proposed lots stamped and signed by a licensed surveyor, and a written legal description of the property. Grading plan showing existing and finished grades and proposed methods of handling storm runoff. Spot elevations and grade lines, detention areas and outfalls should be shown. Drawing must be to scale (minimum 1" = 50') and include the following elements:

- All existing structures, physical features within 200' of subdivision boundary.
- Title of drawing, including name and address of applicant and person who prepared the drawing.
- North Point, scale, and date.
- Site location map (USGS, tax map, etc.)

and if MAJOR subdivision, the following elements must be shown on survey/subdivision plat/grading & drainage plan:

- Lines of existing and proposed streets, sidewalks, and driveways.
- Septic, driveways, proposed structures with setbacks plotted.
- Layout, number and dimensions of lots, including lot area in square feet per lot.
- Location and proposed development of all open spaces, parks and common areas.
- Proposed easements or areas to be offered for dedication.
- Existing and proposed watercourses. State/Federal wetlands, floodways, and 100-year flood plain.

2. State Environmental Quality Review form (Part I only)

3. Information concerning wetlands (delineation reports, nonjurisdictional letter, soils, map, etc.). Provide letter from NYS DEC describing any requirements or restrictions.

4. Approval from County or State agencies. Where a County or State permit is required for a tie-in to an existing highway, public water or storm drainage system, applicant must furnish letter(s) from the appropriate County or State agency indicating their approval of the proposed project.

And the following elements as well, if applying for MAJOR subdivision:

1. Agricultural Data Statement
2. Storm drainage calculations by a person licensed to design storm drainage systems.
2. Utility plan and details (as required) illustrating the proposed layout, extension, and routing of all on-site utilities, including points of tie-in, with existing and proposed fire hydrant locations shown.
4. Preliminary design of any bridges or culvert systems
5. Paving details, including typical road cross-sections. Proposed grades of roads.
6. Draft deed restrictions, covenants and provisions for Home Associations and common ownership.