

Documentation Required with Major Subdivision Preliminary Plat

THE PLANNING BOARD
TOWN OF HYDE PARK, NEW YORK
4383 Albany Post Road
Hyde Park, N.Y. 12538
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In addition to the information required on the application form for approval of a preliminary plat for a major subdivision the maps are required to contain the information below.

96.18

A. Sketch Plan Map (scale not less than 200' to the inch)

- Boundary of entire holding w/area of subdivision and nearest street intersection
- Top contours ≤ 10 ft TE approval if ≥ 10 ft
- Name owner names adjoining owners
- Tax map section, block and lot numbers
- Utilities available
- Streets as proposed mapped or built
- Pattern of lots within subdivision and w/reference to surrounding area
 - lot width and depth; lot acre and sq ft; street layout; recreation areas;
 - system of drainage; sewage system; water supply
- Existing restrictions: easements; covenants
- Location map (scale not $< 1" = 2000'$) subdivision relative to existing
 - traffic arteries; shopping; schools; parks; employment centers;
 - churches; other; north arrow; scale; date
- Existing drainage features within and within 200' there of
 - culverts; marshes; ponds; streams; wetlands; buffer zones
- Site conditions on property and within 200'
 - roads or lanes; structures; fences; power lines; easements;
 - other improvements
- Acreage of each land use
- Density proposed
- Zoning district(s)
- Land to be reserved as open space required

B. Context Map 1" = 400' (no field survey needed)

- Major subdivision property + 2500'
- Lot line alteration with no new lots – not required

Natural Features

- Watercourses
- Wetlands
- Surface water bodies
- Floodplains
- Topography
- Wooded areas
- Orchards
- Critical Environmental areas

Documentation Required with Major Subdivision Preliminary Plat

Historic Resources

Structures and places listed – state or national register of historic sites

Structures and places eligible for listing

Data sources other published sources okay such as:

Aerial photo, USGS, DC GIS, FEMA, tax maps, DEC wetlands

Significant community facilities such as:

major streets; shopping areas; schools; parks; housing developments

Map North Point:

Map Scale:

Map Date:

C. Existing Resources/Site Analysis Map

Map 1" = 200' existing natural and cultural resources

Within portion being subdivided

Within 200' there of

Rock outcrops; other geologic features

Isolated trees over 18" in diameter

Wooded areas

Orchards

Hedges and other ornamental landscaping

Existing structures

Existing stone walls

Soils suitability for septic productivity class

Soils suitability for agriculture productivity class

DEC wetlands

ACOE wetlands

Surface water bodies

Watercourses

North point

Scale of Map

Date

Waivers

Requested

Reason undesirable, unreasonable, in conflict

Waiver resolution required

Type of Subdivision

Average Density

Average Density with Clustering

Conservation Subdivision

PUD

Average Density Calculation:

Number Acres of Parent Parcel = _____

Number DU allowed in Zoning District = _____

_____ Max. Number of lots Standard Average Density Subdivision

Max Lots = Ac. Parent Parcel/# Ac. Per DU in zoning District.

Documentation Required with Major Subdivision Preliminary Plat

Then round down to lowest whole number

Resultant rounded down to nearest whole number= _____ (max. number of lots)

____ Number of lots requested

Identify the proposed method of legal assurances to prevent further subdivision of any lot if such subdivision would reduce the avg. density below the permitted density.

Permanent Open Space Requirement

30% of parent parcel acreage = _____ Ac.

Planning Board must approve of configuration.

96.9(E) Development must not compromise conservation value of such open space.

____ Open space maximizes conservation value

____ Recreational, ____ Historic, ____, Ecological, ____ Agricultural, ____ Water Resource,
____ Scenic, ____ Other _____.

____ Examples

____ Active Agricultural Land, ____ Contiguous Mature Forest, ____ Wetlands,
____ Water Bodies, ____ Golf Courses, ____ Stream Corridors,
____ Views from public places, ____ Critical Env. Areas, ____ Historic/Scenic Overlay
____ As identified as worthy of preservation in the comprehensive Plan.

____ Notations on Plat

____ Clearly delineated & labeled on plat "Permanently Reserved for Open Space
Purposes",
____ Use permitted in open space,
____ Ownership of Open Space,
____ Management mechanism for Open Space,
____ Method of Preservation,
____ Rights, if any, granted to owners of other lots in Subdivision.
____ Notation Liber and page of conservation easement or restrictive covenants.

Mechanism Options for Preservation

"Shall prohibit residential, industrial, or commercial use of open space land (except in connection with agriculture, forestry and recreation, and shall not be amendable to permit such use. Access roads, driveways, local utility distribution lines, trails, temporary structure for outdoor recreation, and agricultural structures shall be permitted on preserved open space land, provided that they do not impair the conservation value of the land."

____ Conservation Easement 96.9.E.3

____ Perpetual conservation easement

- Restricts development of Open Space and allows use only for Agriculture, Forestry, Recreation, Protection of Natural resources or conservation purposes pursuant to Section 247 of General Municipal Law and/or SS 49-0301 through 49-0311 Env. Conserv. Law and granted to
 - ____ Town of Hyde Park with approval of Town Board
 - ____ Qualified not-for-Profit conservation organization acceptable to PB
 - ____ Conservation easement approved by the PB and may require enforcement by the Town if Town is not holder of the Easement.

____ Map note and deed restriction alternative if held in common by a HOA

____ Restrictive covenant in the deed, and

____ Map note on Final Plat, Enforceable by the Town

Documentation Required with Major Subdivision Preliminary Plat

Ownership proposed

HOA, Town, County, State., Not-for-Profit, Private, Other
 If Home Owners Association see 96.9.E.4.

96.9.F Cluster Option

Allows Planning Board to vary lot areas and dimensional requirements.

Option for PB to require, finding conventional layout would be adversely affected

Visually sensitive, Historically significant

Criteria includes but not limited to:

Slopes over 15%, Erosive Soils, Rock outcrops, DEC/ACOE Wetlands,
 FEMA Flood Hazard, Viewsheds, Other _____

Application shall accomplish one or more of the following OS purposes.

Preserve/enhance appearance, character or natural beauty of an area.

Preserve for Park, wildlife habitat and recreation purposes

Conservation of natural resources

Preserve/protect particular areas and terrain for natural beauty, historic interest,

Protect streams, rivers, freshwater wetlands and ponds to avoid flooding, erosion and water pollution.

Modification of design results in development most appropriate use of land, facilitates the adequate and economical provision of streets and utilities and preserves the natural and scenic qualities of open lands.\

Additional information to be submitted

Written statement in duplicate

Description of Open Space Purposes to be accomplished

Proposed method of preservation and disposition of the Open Space

Six copies of a sketch plan (96.18) for purposes of determining density

PB requires other info as needed.

Number of Dwelling Units

Number not to exceed that which could be permitted if land subdivided into conforming lots, DCDOH and other standards.

Conventional subdivision sketch layout provided.

Additional Info as required.

Detached DU in residential districts subject to standards of Subsection 7

(Subsection 7 of this section seems to be Drainage Improvements)

Attached DU permitted in cluster S/D in N, NC, H, HC & L as well as any other district allowed at the discretion of the Planning Board.

' 96.20 MAJOR SUBDIVISION PRELIMINARY PLAT AND ACCOMPANYING DATA

(A meeting with the zoning administrator is required, for a determination of completeness prior to submittal of the original and 10 copies described below.)

A. **Information on plat.** Ten copies of the preliminary plat prepared by a licensed professional engineer, registered architect or qualified licensed land surveyor, as required by law, shall provide the following information:

1. The drawing sheet.

a. Size shall be uniform and not larger than 36 x 48 inches.

b. If more than one sheet is required, a clearly drawn match line shall be shown on both sheets and on the key map.

2. Title block.

Documentation Required with Major Subdivision Preliminary Plat

- a. Name of the subdivision and the words, "Town of Hyde Park, Dutchess County, New York."
 - b. Name and address of the subdivider and record owner.
 - c. Name and address, license number and seal and signature of the professional engineer and or land surveyor who prepared the drawings.
 - d. Total acreage for entire tract and for each zone - district within the tract.
 - e. Total number of proposed lots , acreage and square footage of each.
3. Other notations on the map.
- a. Date of original preparation and of each subsequent revision.
 - b. Graphic scale of not more than 100 feet equals one inch but preferably not more than 50 feet to the inch.
 - c. True North point.
 - d. Space in the form of a four by four inch box reserved for preliminary approval stamp of the Planning Board.
 - e. Certification by the licensed land surveyor that the boundaries, easements, encroachments, rights-of-way and topography shown resulted from an actual land survey and/or aerial survey developed through the process of photogrammetry and the date of that survey.
 - f. Offers of dedication, statements establishing easements and similar statements.
 - g. Zoning district, including exact boundary lines of district if more than one district, and any standards from the Zoning Law test applicable to the area to be subdivided.
 - h. Conservation easement or deed restriction preserving open space land where required.
4. Key map.
- a. A key map, preferably at a scale of one inch equals 2,000 feet, shall be included on the plat, which indicates the relationship of the site to the following:
 - i. Wetlands, streams, rivers, lakes and other watercourses.
 - ii. Highways and streets.
 - iii. Municipal boundaries.
 - b. Cut or match lines for two or more drawing sheets shall be indicated within the site boundaries, with each section numbered according to the corresponding sheet.
5. Adjacent properties.
- Adjacent properties within 200 feet of the site
 - names of the owners of record within 200 feet of the site,
 - section, block and lot numbers where applicable within 200 feet of the site.
6. Boundaries of special districts,
- water,
 - sewer,
 - fire,
 - school,
 - lighting,
 - etc.

Documentation Required with Major Subdivision Preliminary Plat

7. Topographic contours
_____ at not more than two-foot intervals referred to the United States Coast and Geodetic Survey data of mean sea level, or
_____ datum satisfactory to the Town Engineer.
 - _____ a. Smaller intervals may be required by the Planning Board when advisable due to the terrain.
 - _____ b. Topographic and planimetric information shall extend 200 feet beyond the subdivision boundary line.
 - _____ c. Proposed finished grades shall be included.

8. Existing site conditions.
 - _____ a. 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 by substantial monuments of such size and type as approved by the Town Engineer and shall be referenced and shown on the plat.
 - _____ b. Street rights-of-way and widening of rights-of-way on the subdivision and within 200 feet of its boundaries, which shall include the following:
 - _____ i. Name.
 - _____ ii. Location and width.
 - _____ iii. Center-line elevations at intersections and other critical points.
 - _____ c. Other rights-of-way and easements on the subdivision and within 200 feet of the proposed site, which shall include the following:
 - _____ i. Identification.
 - _____ ii. Location and width.
 - _____ iii. Restrictions on use, if any.
 - _____ d. Drainage structures on the subdivision and within 200 feet of its boundaries, which shall include the following:
 - _____ i. Type of structure.
 - _____ ii. Location, invert elevations, gradients, types and sizes of all pipe and of all other structures, where applicable, and direction of flow.
 - _____ e. Location and size or capacity of all other utility structures, such as
_____ water and gas mains,
_____ and power lines on the subdivision
_____ and within 200 feet of its boundaries.
 - _____ f. Wetlands, ponds, streams and land subject to periodic or occasional flooding or similar unstable conditions on the subdivision and within 200 feet of its boundaries, which shall include the following:
 - _____ i. Location and area covered, indicating apparent high water level.
 - _____ ii. Water line on date of survey and survey date.
 - _____ g. Municipal or other public lands, lands designated as parks, open spaces or for some other public use.
 - _____ h. Buildings and other structures located on and within 200 feet of the site.

Documentation Required with Major Subdivision Preliminary Plat

- ___ i. Site conditions.
 - ___ Rock outcroppings, ___ isolated trees over 18 inches in diameter, ___ orchards, ___ hedges and ___ other ornamental landscaping, ___ wooded areas, ___ existing structures, ___ stone walls, ___ roads or lanes, ___ power lines, ___ easements and ___ other existing improvements within the portion to be subdivided ___ and within 200 feet thereof.
- 9. Proposed site development.
 - ___ a. Streets, which shall include the following:
 - ___ i. Name, which shall be checked prior to submission with the Town Clerk to avoid duplication.
 - ___ ii. The width and location of any streets or public way or places shown on the Official Map within the area to be subdivided, together with street profiles of all streets or public ways proposed by the developer.
 - ___ iii. Right-of-way width.
 - ___ iv. Tentative center-line elevations at intersections and at principal changes in gradient.
 - ___ v. Tentative centerline gradient shown in percent of slope.
 - ___ vi. Conceptual plans of any bridges which may be required.
 - ___ vii. Unless the subdivision is adjacent to an existing street intersection, the distance along a street from one corner of the property to the nearest existing street intersection shall be shown.
 - ___ b. Lot layout, which shall include the following:
 - ___ i. Lot lines and dimensions scaled to the nearest foot.
 - ___ ii. Suggested location of buildings.
 - ___ c. Easements, parks, restricted areas and other improvements, which shall include the following:
 - ___ i. Purpose and restrictions.
 - ___ ii. Designation of areas or rights-of-way which are to be offered for public dedication or deeded to homeowners' association or other private corporation, with clear indications of proposed changes in grades and landscaping thereon. The Board may recommend specific recreation improvements and planting of trees, shrubs, grass and other landscaping in all areas to be so dedicated.
 - ___ d. Preliminary storm water drainage system plan. Drainage structures shall be shown on the preliminary layout, indicating the approximate location and size of proposed lines and culverts and their profiles and connection to existing lines or alternate means of disposal.
 - ___ e. Easements. 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 highway or public open space shown on the subdivision or the Official Map.

Documentation Required with Major Subdivision Preliminary Plat

- ____ 10. **Permanent Open Space.** When permanent open space is required, identification of area of permanent open space to be protected in the subdivision, with metes and bounds, depicting significant natural or historic features, and map note indicating ownership, preservation and maintenance standards and procedures.
- B. **Entire holdings.** If the application covers only a part of the subdivider's entire holding, a map of the entire tract, drawn at a scale of not more than 400 feet to the inch, showing an outline of the platted area with its proposed streets and indication of the probable future street system with its grades and drainage in the remaining portion of the tract and the probable future drainage layout of the entire tract shall be submitted. The part of the subdivider's entire holding submitted shall be considered in the light of the entire holdings.
- C. **Covenants or deed restrictions.** A copy of such covenants or deed restrictions as are intended to cover all or part of the tract shall be submitted.
- D. **Temporary markers.** The Planning Board may require the location of temporary markers adequate to enable the appraisal of the basic layout in the field, including markers at corners of the site.
- E. **Waivers.** If the Planning Board finds that strict application of the provisions of this section would be undesirable, unreasonable or in conflict with subdivision policy, the Planning Board may, by resolution, waive part or all of such preliminary plat requirements. The Board shall state in its findings those provisions which, in its opinion, may be waived and the justification for such a waiver or waivers. These waivers shall apply to preliminary plat submission or final plat submission or both where so noted by the Planning Board.

Documentation Required with Major Subdivision Preliminary Plat

I still need to do a better cross reference

Site Development pre-submission 108-30.7.D.1.c.ii

Parking:

Number vehicles =: _____, Impervious Surfaces; _____,

Circulation _____

Access:

Fronting St. _____, Interior Vehicle Circulation ____, Pedestrian

Circulation __.

Screening:

Location _____, Height _____, Material _____, Purpose _____.

Signs:

Location _____, Size _____, Purpose _____.

Landscaping:

Location _____, Height _____, Extent _____, Purpose _____.

Architectural Features:

Location of buildings _____, Total floor area _____

Dimensions of buildings: Length ___ Width ___ Height ___ #Stories

_____.

Physical features required for protection of adjacent lands: _____

Infrastructure proposed:

Water __, Sewer __, Elec __, Gas __, Storm Water __, Roads ____.

Identify land uses on project site and on adjacent lots thereto: 108-30.7.D.1.c.iii

State Wetlands ____, Streams show DEC Classification ____, Flood Haz.

_____.

Roosevelt Cove & Wetland ____, Vandenburg Cove ____, Ag Dist 20 ____,

Disposal of Liquid Waste ____, Disposal of Solid Waste _____.

Historic Overlay: HudsonRiverNHL D ____, Listed State or Natl ____,

Estates DSASS ____, HP Hist. Dist. ____, Stone Wall _____.

Scenic Overlay: NYS Scenic Rd. ____ (see 108-4.7)

Area variance required: ____, Application for Area Variance Attached _____.

ZONING ADMINISTRATOR REVIEW: CONSISTENCY OF THE PROPOSED USE.

Section of code under which applying:

Use proposed:

Use classification article 5

See attached Checklist for conformance with Article 4 Use Regulations:

Documentation Required with Major Subdivision Preliminary Plat

Scale allowed: _____ Scale shown: _____

Density allowed: _____ Density shown: _____

Intensity allowed: _____ Intensity shown: _____

A cover letter addressed to the Zoning Administrator requesting a pre-submission conference that includes a list of attachments.

One copy of a completed Part I of the Full Environmental Assessment Form providing all project information of the proposed land use;

Three copies of the site plan to scale including

Existing Conditions

Tax map information

Zoning information

Topography (adequate to describe current environmental conditions prevailing on and around the lot).

Site Development pre-submission 108-30.7.D.1.c.ii

Parking:

Number vehicles =: _____, Impervious Surfaces; _____, Circulation _____

Access:

Fronting St. _____, Interior Vehicle Circulation _____, Pedestrian Circulation _____.

Screening:

Location _____, Height _____, Material _____, Purpose _____.

Signs:

Location _____, Size _____, Purpose _____.

Landscaping:

Location _____, Height _____, Extent _____, Purpose _____.

Architectural Features:

Location of buildings _____, Total floor area _____

Dimensions of buildings: Length _____ Width _____ Height _____ #Stories _____.

Physical features required for protection of adjacent lands: _____

Infrastructure proposed:

Water _____, Sewer _____, Elec _____, Gas _____, Storm Water _____, Roads _____.

Identify land uses on project site and on adjacent lots thereto: 108-30.7.D.1.c.iii

State Wetlands _____, Streams show DEC Classification _____, Flood Haz. _____,

Roosevelt Cove & Wetland _____, Vandenburg Cove _____, Ag Dist 20 _____,

Disposal of Liquid Waste _____, Disposal of Solid Waste _____.

Historic Overlay: HudsonRiverNHLD _____, Listed State or Natl _____,

Estates DSASS _____, HP Hist. Dist. _____, Stone Wall _____.

Scenic Overlay: NYS Scenic Rd. _____ (see 108-4.7)

Area variance required: _____, **Application for Area Variance Attached** _____.

ZONING ADMINISTRATOR REVIEW: CONSISTENCY OF THE PROPOSED USE.

Section of code under which applying: _____

Use proposed: _____

Use classification article 5 _____

See attached Checklist for conformance with Article 4 Use Regulations:

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Scale allowed: _____ Scale shown: _____

Density allowed: _____ Density shown: _____

Intensity allowed: _____ Intensity shown: _____

Advised of Discrepancies or conflicts: _____

Applicant requests opportunity to amend prior to conference: _____

Applicant wishes to withdraw the written request. _____

Documentation Required with Major Subdivision Preliminary Plat

ARTICLE 4 USE REGULATION CHECK LIST

Use: _____

SCALE

Scale Definition: Proposed Gross Square Feet of Development:

Scale set forth in 108-5.26: _____

Square footage of all parking stalls: _____

Any requirement of this chapter expressed as a % of the lot, shall utilize the total area of such lot in establishing said %.

% Coverage allowed: _____ %Coverage shown: _____

Other section and % reference allowed: _____ % shown: _____

Scale of signs all include only that area occupied by the structure of such sign. Sign area shall be regulated under Article 24.

Scale limits do not apply to one and two family residential use, animal husbandry, or agriculture use.

DENSITY

Density set forth in 108-5.26: _____

DU shown: _____

Guest Rooms shown: _____

Density met: _____

Minimum floor area per DU = 400 sq ft. Min. floor area met: _____

INTENSITY

Estimate of total daily vehicle trips by all uses on the lot: _____.

Trip generate rate, per ITE.

Use: _____ Trips: _____

Use: _____ Trips: _____

Use: _____ Trips: _____

Use: _____ Trips: _____

ADAPTIVE REUSE INCREASE: Applicant requesting _____ Not requesting _____

Planning Board Determination:

Reuse of existing building that will enhance the architectural, scenic or historic character of the building and the district in which it is located shall be entitled to a 50% increase in scale and density.

Scale authorized: _____

Density authorized: _____

Documentation Required with Major Subdivision Preliminary Plat

ACCESSORY USES:

- ___ Agriculture
- ___ Accessory Apartment (see attachment)
- ___ Accessory Storage fully enclosed

Exceptions:

Parking

Commercial storage may be uncovered provided:

- Screened from walkway, street and residential property;
- Enclosed within a fence;
- Maintained free of debris and vermin;
- Is located behind a building on the rear portion of the lot.

Industrial Storage may be uncovered provided:

- Screened from walkways and streets;
- Enclosed within a fence;
- Maintained free of debris and vermin;
- Is not located in any yard.

Solid Waste Storage: accessory to principal use,
for removal by contracted service;

- in area maintained free from rodents and insects;
- effectively screened from view from any walkway or street.

Materials Storage Accessory to one- & two-family exempt if:

- Materials, equip. and devices used in maintenance or operation thereof
- Screened from view of walkways or streets.

Vehicle Storage Accessory to residential, one each permitted

Camping Trailer, utility trailer, or boat trailer with a boat.

Special Permit from ZA storage unlicensed vehicle _____, vehic for sale _____

Storage limited to side and rear yards only.

Sheds

Front yard setback for any building

Rear and side no less than 5 ft.

No BP if less than 140 sq ft and under 10 ft tall.

Swimming Pools regulated Chapter 98 and state building code

Animal Husbandry permitted by right with limits:

50 ft setback from wells, wetlands and watercourses.

250 ft setback from houses on adj lots

350 ft setback from houses on adj lots for male goats, roosters and pigs

1000 lbs animals/available 1.5 ac land (see Cornell publication)

Subtract residence, lawn, drive, buildings not used for animals,
septic system leach fields, areas w/i 50 ft of wells, watercourses
and wetlands.

250 ft setback from houses on adj lots unenclosed manure/odor/dust.

200 ft from well, unenclosed manure/odor/dust

300 ft from wetland/watercourses, unenclosed manure/odor/dust

200 ft setback from houses on adj lots enclosed manure/odor/dust.

50 ft from well, watercourse, wetland, enclosed manure/odor/dust

Enclosed storage includes impermeable floor sides and cover, no leaks

Youth Animal Husbandry.

Same as above but can apply to ZBA area variance w/o fee or site plan.