TOWN OF NEVERSINK PLANNING BOARD P.O. BOX 307 - 273 MAIN STREET GRAHAMSVILLE, N.Y. 12740 (845) 985-2262

LOT IMPROVEMENT PLAT APPROVAL

CONTENTS OF APPLICATION PACKET

- 1. Instructions for Submission of Information for a Lot Improvement Plat Approval.
- 2. Application Form.
- 3. Owner's Authorization.
- 4. Plat Checklist.
- 5. Fee Computation Schedule.
- 6. Section 41-12.1 Code of the Town of Neversink (Lot Improvements).
- 7. County Clerk Filing Requirements.

INSTRUCTION FOR INITIAL SUBMISSION OF INFORMATION FOR LOT IMPROVEMENT PLAT APPROVAL

ALL APPLICATIONS SUBJECT TO SUBDIVISION AND ZONING REGULATIONS

At least ten (10) days prior to the meeting at which review is desired, the applicant, or his agent, shall submit:

- 1. Completed and **Notarized** Application Form.
- 2. Sketch plan (or Plat, if prepared).
- 3. Copy of latest deed of the subject premises.
- 4. **Notarized**, written consent from the owner of the adjoining parcel to which the property is being added.
- 5. Application Fee.

NOTE:

ALL APPROVED LOT IMPROVEMENTS ARE SUBJECT TO "COMBINATION" APPROVAL BY THE TOWN OF NEVERSINK ASSESSORS PRIOR TO FILING THE PLAT AND DEED WITH THE COUNTY CLERK. SUCH FILING MUST TAKE PLACE WITHIN SIXTY (60) DAYS OF PLANNING BOARD FINAL APPROVAL. <u>FAILURE TO DO SO WILL RESULT IN A VOID APPROVAL</u>.

APPLICATION FOR LOT IMPROVEMENT PLAT APPROVAL

To be placed on the Planning Board agenda, this form must be submitted at least **ten (10) days** prior to the meeting at which review is being requested.

TITLE OR NAME

	OWNER OF RECORD:
	Name
	Address
	Telephone
	AGENT FOR OWNER: (Notarized authorization from owner required)
	Name
	Address
	Telephone
	SURVEYOR:
	Name
-	Address
	Telephone
•	ENGINEER: (If any)
	Name
	Address
	Telephone
•	LOCATION OF PROPERTY:
	Zoning District
	Street or Road

	Tax Map #: Section	Block		Lot
	Tax Map # of property to be ac	lded to: Section	_ Block	Lot
6.	TRACT AND LOT INFORMA	ATION:		
	a. Size of parcel to be combine	d		
	b. Size of parcel to be increased	d		<u>, , , , , , , , , , , , , , , , , , , </u>
	c. Size of parcel to be decrease	d		
	d. Other property currently own review: Size			
SIGN	Owner/Agent (S	pecify)		
NOT	ARIZATION:			
Sworr of	n to before me this day			
	Notary Public			

OWNER'S AUTHORIZATION (Individual)

The undersigned, owner of premises	
in the Town of Neversink and shown on the	Town of Neversink tax map as Section
Block Lot her	eby authorize
to appear as my Agent in all proceedings rel	ating to subdivision of the aforementioned parcel.
	Owner's Signature
Sworn to before me this day	
of, 20	
N. D. 112	
Notary Public	
OWNER'S	AUTHORIZATION
	Corporate)
	Joseph Control of the
The undersigned,	of
owner of premises 1	located onersink and shown of the Town of Neversink tax map as
in the Town of Neve	ersink and shown of the Town of Neversink tax map as
Section Block	Lot hereby
authorize	to appear as my Agent in all
proceedings relating to subdivision of the af	orementioned parcel.
	D.
	Ву:
State of New York)	
) ss	
County of)	
County of	
On the day of	, 20, before me personally came
	to me known, who duly sworn, did depose and say
that he/she resides at	, that he/she is
the of	the corporation described in and which executed the
foregoing instrument by order of the Board of	of Directors of said corporation, and that he/she signed
his/her name thereto by like order.	

PLAT CHECKLIST FOR LOT IMPROVEMENT PLAT APPROVAL

At least ten (10) days prior to the meeting at which review is desired, the applicant, or his authorized agent, shall submit nine (9) copies of the Plat (Preliminary or Final) meeting the following requirements: Map size: at least 8 1/2" X 11" and not more than 24" X 36". 1. 2. Names and tax map numbers of all abutting property owners including those across the road. 3. Location of any designated wetlands or flood hazard areas. 4. Size of remaining acreage in the tract from which property is being taken 5. Indicate, by solid line, the parcel the property is being added to. 6. Topography to no less than 20' contours. 7. Existing public roads identified by name or route numbers and private roads by their posted names. 8. Proposed lot or parcel lines drawn to scale and dimensions given in feet and hundredths of a foot. 9. Certification by a Licensed Surveyor. 10. Note on map stating "Approval is granted for recording purposes only in accordance with '41-12.1 of the Town of Neversink Subdivision Local Law". OTHER INFORMATION: Parcel Identification Section, Block, Lot, Deed, Liber & Page, Township, County, State and Name of Owner Surveyor Information Name & Address, Date of Survey

Scale and North Arrow

TOWN OF NEVERSINK PLANNING BOARD

Lot Improvement Plat Approval Fee Schedule

Name of Applicant						
Location (Sect/Block/Lot)						
<u>APPLICATION FEE</u> : Payable upon initial application						
Plat	\$ 35.00					
lots @ \$10.00 each	\$					
TOTAL	\$					
DATE REC'D AMT REC'D \$						
COMMENTS:						
,						

§41-12.1 LOT IMPROVEMENTS

[Added 11-24-1992 by L.L. No. 5-1992]

- <u>A.</u> Lot improvement exemption. Lot improvements, wherein a parcel of land is added to an existing lot for the purpose of increasing the size of the existing lot or a number of small lots are resubdivided or realloted so as to make a lesser number of larger lots, shall be exempt from the review procedures established in this chapter, provided that:
 - (1) Any lot which would be reduced in size shall comply in all respects with the provisions of this chapter and Chapter 50, Zoning, of the Town of Neversink; and
 - (2) Three copies of the proposed plat are submitted to the Planning Board.
- B. Recording approval. After the Planning Board shall have determined that the conditions for a lot improvement exemption have been met, it shall sign the plat with the following notation: "Approval is granted for recording purposes only in accordance with § 41-12.1 of the Town of Neversink Subdivision Local Law."
- <u>C.</u> Plat requirements; fees. Plats submitted as lot improvements shall meet the plat requirements for minor subdivisions and shall be subject to the same schedule of fees as minor subdivisions.