

# General Subdivision Application

Date: 3-10-2021

## Applicant

Name: JMMJ 2, LLC

Address: PO Box 425

Hudson, NY 12534

Phone #: 518-441-1444 Fax: \_\_\_\_\_

## Consultant

Name: Charles Holtz, PLS - Holtz Surveying

Address: 679 Embought Road

Catskill, NY 12414

Phone #: 518-291-9779 Fax: \_\_\_\_\_

## Owner (if not applicant):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Fax: \_\_\_\_\_

Project Address: 279 N Washington Street

Athens, NY

Project Name (if applicable): JMMJ2 LLC Subdivision

Tax Map Designation: Section # 122.07 Block # 2 Lot # 1

For Lot line Revisions: list any other properties that may be affected by the change

Section # \_\_\_\_\_ Block # \_\_\_\_\_ Lot # \_\_\_\_\_

Section # \_\_\_\_\_ Block # \_\_\_\_\_ Lot # \_\_\_\_\_

Area of Site: 85 acres(sq ft. or acres) Number of lots to be created: 3 (18 Total)

Has the lot being proposed for subdivision resulted from a previous subdivision within the last three years? NO Zoning District: RM

Describe the existing character of the site in terms existing buildings, natural features, and access:

Building remains off of Rt 385, remaining land vacant

Access to the property off Rt 385 & Brick Row.

**Describe how the proposed subdivision might affect the conditions described above:**

Proposed subdivision in the Southeasterly corner of the  
property. Access to the new 3 lots off Brick Row and the  
remaining proposed lots off Brick Row and a new road

**Indicate intended uses for the properties involved:**

Residential

**Signatures**

I hereby give permission to the Village or the Village's legal representative to visit the site and conduct an on site inspection. I also agree that I have thoroughly read and understand the instructions for submission and the checklist.

**Applicant:** \_\_\_\_\_ **Date** \_\_\_\_\_

**Agent:** \_\_\_\_\_ **Date** \_\_\_\_\_

# Subdivision General Procedure & Review Checklist

The following checklist reflects the Planning Board review process and the information required for subdivision applications to the Planning Board. When plans are submitted, they will be evaluated to insure that these minimum requirements are depicted. When particular requirements can not be met, then waivers may be requested for individual items.

## General Procedure:

1. Concept Plan Review,
2. Preliminary Plat in detail
3. Review by non-village agencies, as required
4. Public Hearing
5. Planning Board Approval of Preliminary Plat
6. Final Plat Approval and Submission
7. Signing of plat by board
8. Filing of plat in County's Clerk Office

## Concept Plat Review (for major subdivisions)

- 1) \_\_\_ Payment of Application Fee
- 2) \_\_\_ A completed Application
- 3) \_\_\_ There are no particular plan requirements for the concept plan review. Applicant should bring any material that will assist discussion of the project. These might include site photos, existing surveys, and conceptual drawings.

## Preliminary Plat

- 1) \_\_\_ Completed General Subdivision Application
- 2) \_\_\_ Payment of Application Fee, Escrow Account,
- 3) \_\_\_ Completed and signed Short Environmental Assessment Form
- 4) \_\_\_ The Preliminary Plat shall be at a scale of no more than 100 feet to the inch and shall be submitted on uniform size sheets not larger than 36 by 48 in. Where more than one sheet is required, a scaled map showing the entire subdivision on one sheet shall be prepared. The Preliminary Plat must contain the following details, but may also usefully contain elements required for the Preliminary Plat.
  - a) \_\_\_ Date of preparation, approximate true north point, title "Preliminary Plat", and the graphic Scale
  - b) \_\_\_ The name and address of the owner or owners of the land to be subdivided, name and address of the subdivider if other than the owner, the name of the land surveyor or licensed engineer or individual who prepared the sketch plan, the proposed name of the subdivision, the Village of Athens and Greene County
  - c) \_\_\_ A map location of the tract with respect to surrounding properties and community facilities such as roads, parks, schools. Such map should be at scale of either 2,000 to 800 feet to the inch and shall identify all property in the vicinity of the subdivision held by the subdivider.
  - d) \_\_\_ All existing restrictions on the use of land including easements, covenants, zoning lines, or street lines
  - e) \_\_\_ A sketch plan on a topographic survey of the area to be subdivided showing in simple

form the proposed layout of roads, lots, and other features

- f) \_\_\_\_\_ A preliminary concept showing the locations and dimensions of principal and accessory structures, parking areas, and other planned features and any anticipated changes in existing topography and natural features

### **Preliminary Plan Approval**

- 1) \_\_\_\_\_ The Preliminary Plat shall show or be accompanied by the following information, except where requirements have been waived through Sketch Plat review:
  - a) \_\_\_\_\_ All data required for the Sketch Plat, except that it shall be labeled, "Preliminary Plat"
  - b) \_\_\_\_\_ The location, bearings, and distances of the tract's boundaries by a licensed surveyor, including seal and number
  - c) \_\_\_\_\_ If topographic conditions are significant as determined by the Planning Board, contours shall be indicated at intervals of five (5) feet or as required by the Board
  - d) \_\_\_\_\_ The names of all adjoining property owners of record and the names of adjacent developments
  - e) \_\_\_\_\_ The location and dimensions of public properties, street lines, easements, zoning boundaries, or restrictions on the property
  - f) \_\_\_\_\_ Location of existing and proposed sewers, water mains, leaching fields, culverts, and storm drains including pipe size and type, grades, direction of flow, and ownership
  - g) \_\_\_\_\_ The location, width, and approximate grade of all proposed streets with the approximate elevations shown at the beginning and end of each street, at street intersections, and at all points where there is a decided change in slope or direction
  - h) \_\_\_\_\_ The area of the land included in the subdivision and the approximate location, dimensions, and area of all proposed or existing lots and land to be set aside for recreation and public purposes. The suggested location of buildings on lots will also be shown. All lots shall be numbered.
  - i) \_\_\_\_\_ Proposed provision of water supply, fire protection, sanitary waste disposal, storm water drainage, street trees, street lighting, fixtures, signs, sidewalks, and easements.
  - j) \_\_\_\_\_ The location of all existing structures such as buildings and stone walls and all pertinent natural features that may influence the design of the subdivision such as watercourses, swamps, rock outcroppings, wooded areas, and single large trees eight (8) or more inches in diameter measured three (3) feet above the base of the trunk within the subdivision and within 50 feet thereof. Where large trees occur in groupings or clusters, only the general outlines of said groups or clusters need to be shown.
  - k) \_\_\_\_\_ The location, dimensions and status of all covenants, deed restrictions, or easements proposed by the applicant
  - l) \_\_\_\_\_ Soil characteristics as determined by the United States Dept. Of Agriculture, where available
  - m) \_\_\_\_\_ Other data which may influence the design of the proposed subdivision and the health, safety, and welfare of future residents

## Waivers

If the proposed project can not meet the complete site plan checklist, then waivers may be requested. To request that the Planning Board grant a waiver, list the line item letter from above and explain the reasons for the request.

ITEM	EXPLANATION
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# Village of Athens Planning Board

Athens, New York 12015

I, Charles Holtz, the ~~applicant~~ agent of this project do hereby agree that I have a copy of the Village of Athens Subdivision Regulations in Article III, Section 205.14 through Section 205.18 and that I have read and understand the same Regulations as written. Village Code can be found at: <https://ecode360.com/12636759>

Signed:  Dated: 3-10-2021