

**SKETCH PLAN REQUIREMENTS
ACCORDING TO SUBDIVISION REGULATIONS,
TOWN OF COEYMANS, N.Y.**



ARTICLE II DEFINITION: SKETCH PLAN means a sketch of a proposed subdivision showing the information specified in Article V, Section I of these regulations to enable the subdivider to save time and expense in reaching general agreement with the Planning Board as to the form of the layout and objectives of these regulations.

ARTICLE III,

A. Submission of Sketch Plan

Any owner of land shall, prior to subdividing or resubdividing land, submit to the Secretary of the Planning Board at least ten days prior to the regular meeting of the Board two copies of a Sketch Plan of the proposed subdivision, which shall comply with the requirements of Article V, Section I, for the purpose of classification and preliminary discussion.

B. Discussion of Requirements and Classification

The subdivider, or his duly authorized representative, shall attend the meeting of the Planning Board to discuss the requirements of these regulations for street improvement, drainage, sewerage, water supply, fire protection, and similar aspects, as well as the availability of existing services and other pertinent information.

Classification of the Sketch Plan is to be made at this time by the Planning Board as to whether it is a Minor or Major Subdivision as defined in these regulations. The Board may require however, when it deems it necessary for protection of the public health, safety and welfare, that a Minor Subdivision comply with all or some of the requirements specified for Major Subdivisions. If the Sketch Plan is classified as a Minor Subdivision, the subdivider shall then comply with the procedure outlined in Article III, Section 2 of these regulations. If it is classified as a Major Subdivision, the subdivider shall then comply with the procedures outlined in Article III, Section 3, Section 4, and Section 5.

C. Study of Sketch Plan

The Planning Board shall determine whether the Sketch Plan meets the purposes of these regulations and shall, where it deems it necessary, make specific recommendations in writing to be incorporated by the applicant in the next submission to the Planning Board.

ARTICLE V, DOCUMENTS TO BE SUBMITTED:

Section 1. Sketch Plan

- A. The Sketch plan initially submitted to the Planning Board shall be based on tax map information or some other similarly accurate base map at a scale (preferably not less than 200 feet to the inch) to enable the entire tract to be shown on one sheet.

The Sketch Plan shall be submitted, showing the following information:

- 1) The location of that portion which is to be subdivided in relation to the entire tract, and the distance to the nearest existing street intersection.
- 2) All existing structures, wooded areas, streams and other significant physical features, within the portion to be subdivided and within 200 feet thereof. If topographic conditions are significant, contours shall also be indicated at intervals of not more than 10 feet.
- 3) The name of the owner and of all adjoining property owners as disclosed by the most recent municipal tax records.
- 4) The tax map sheet, block and lot numbers, if available.
- 5) All the utilities available, and all streets which are either proposed, mapped or built.
- 6) The proposed pattern of lots (including lot width and depth), street layout (recreation areas, systems of drainage, sewerage, and water supply - see section 2-A3) within the subdivided area.
- 7) All existing restrictions on the use of land including easements covenants, or zoning lines.