

TOWN OF CANAAN, NEW YORK
TOWN PLANNING BOARD
APPLICATION FOR WAIVER OF SUBDIVISION (**BOUNDARY LINE ADJUSTMENT**)

The applicant for a Waiver of Subdivision (Boundary Line Adjustment) shall provide the Clerk of the Planning Board with a minimum of Five (5) maps/plats and one (1) copy of all supporting documents; additional maps may be brought to the meeting if needed.

The application and all required documents shall be submitted to the Clerk of the Planning Board a minimum of ten (10) days before a regular meeting of the Board which is held on the third (3rd) Monday of each month.

When the application is approved by the Planning Board, the Chairman of the Board will sign the Proposed Features Plat Sheet indicating that it is an approved Waiver of Subdivision (Boundary Line Adjustment). The fee for approval is \$25.00 for each lot involved and payment in full must be made before any approved plat sheet can be released.

Two copies of the signed Plat Sheet must be filed by the Applicant(s) in the Office of the Columbia County Clerk (NOTE: The Columbia County Clerk's Office requires all map submissions to be in Black and White) within 62 days after the date on which the Application is approved by the Planning Board.

Date: _____20

Tax Map ID # of each lot involved in the proposed adjustment: (1) _____

(2) _____ (3) _____ (4).

911 address of each lot: (1) _____ (2).

(3) _____ (4) _____

Applicant Name(s)

Applicant Address (es)

Applicant Address (es)
cont.

Applicant Phone Number/s () : _____ ()

Name, address and phone number of each Owner of a lot involved in the adjustment who is not an Applicant:

Each Owner (including a joint owner) of a lot involved in the proposed adjustment who is not an Applicant must submit a notarized Consent to the Application set forth on page (3).

This section for Planning Board Use Only

Applications _____ Pin Letter _____ Approval Fee \$.

Form of Deed (if a conveyance is involved).

December, 2015

State of New York)
County of Columbia) ss

Consent to Application:

I, _____ : _____ , an owner of the lot located in Canaan, New York,
having Tax Map ID# _____ , hereby consent to the foregoing Application
for Waiver of Subdivision/Boundary Line Adjustment concerning such lot.

Sworn to this _____ day of _____ , 20 .

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— Owner's Signature —

Notary Public

State of New York)
-County of Columbia) ss --

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Consent to Application:

I, _____ , an owner of the lot located in Canaan, New York,
having Tax Map ID# _____ , hereby consent to the foregoing Application
for Waiver of Subdivision/Boundary Line Adjustment concerning such lot.

Sworn to this _____ day of _____ , 20 .

Owner's Signature

Notary Public

Requirements for waiver of subdivision to allow lot boundary line adjustment.

An application for a waiver of subdivision approval to allow lot boundary line adjustment shall include a plat(s) conforming to the standards set forth in Subsection A herein below and which shall identify or be accompanied by the information set forth in the other subsections hereinbelow:

A. Drafting standards.

- (1) The plat(s) shall be drawn to the scale of one inch equals 50 feet or one inch equals 100 feet-Dimensions shall be in feet and decimal parts thereof (except that areas of lots shall be shown in acres and decimal parts thereof), and bearings in degrees, minutes and seconds.
- (2) Plan(s) or Plat(s) shall be on sheets 18 inches by 24 inches or 24 inches by 36 inches.
- (3) Existing and proposed lot lines shall be shown on plan(s) or plat(s) and certified by a licensed New York State land surveyor (except with respect to any lot or part of a lot not required to be surveyed as a result of the provisions of Subsection E below). The Planning Board may in its discretion require the applicant to prepare a plat showing existing conditions and a plat showing the proposed adjustment where deemed necessary to interpret the full scope of the proposed boundary line adjustment.

B. General information.

- (1) Names and addresses of the owners of the lots involved in the proposed lot boundary line adjustment.
- (2) Names and address of the licensed New York State land surveyor responsible for the plat(s), stamped on each sheet with an original seal.
- (3) Zoning classification and requirements.
- (4) Date, North point and scale.
- (5) A location map for the purpose of locating the lots, at a scale of not more than 800 feet to the inch.

C. Existing features.

- (1) Except as otherwise provided in Subsection E hereinbelow, a complete survey of the lots included in the proposed lot boundary line adjustment showing all existing lot lines, survey pins and other survey reference markers, courses, distances, lot sizes, buildings and other structures, driveways, ways, streets and roads, wells, septic fields and overhead utility lines and setback and road frontage distances.
- (2) The location, names and width of all roads and ways adjacent to any of the lots and the location of classified streams and wetlands.

D. Proposed features. Except as otherwise provided in Subsection E hereinbelow, a complete survey of the lots included in the proposed lot line adjustment showing:

- (1) The location of all lot lines, survey pins and other survey reference markers after the proposed adjustment.
- (2) Total area of each lot after the proposed adjustment.
- (3) Setback distances, from property boundaries of each building, structure, driveway, way, street and road, well septic field and overhead utility after the proposed adjustment
- (4) Road frontage distances for each lot after the proposed adjustment

E. Certain unsurveyed lots.'

- (1) If any lot has not previously been surveyed by the licensed New York State land surveyor responsible for the plat and the proposed lot line adjustment (or, if more than one lot line is being adjusted, each lot line adjustment) would increase the size of one of such lots, then no survey of such lot shall be required but the plat shall nevertheless show the approximate location of the other lot line of such lot and its approximate size.
- (2) In the case of either Subsection C or Subsection D hereinabove, if any lot greater than six acres in size has not previously been surveyed by the licensed New York State land surveyor responsible for the plat, then the survey of such lot required by either. Subsection C or D may cover only a portion of such lot that is at least six acres in size and includes all lot lines being adjusted and all parts of the lot that are within 375 feet from any such lot line; provided, however, that the plat sheet shall include a drawing of the entire lot (which may be part of the location map) and set forth its estimated total area.

F. Survey pin certification.

- (1) A certification by the licensed New York State land surveyor responsible for the plat that all survey pins and other survey reference markers shown on each plat sheet are in place at the locations shown.