

TOWN OF TORREY

Post Office Box 280
Dresden, New York 14441

Application No. _____
Date Filed _____
PB Meeting _____
Decision _____
Date of Decision _____
YCPB Meeting _____

Planned Unit Development APPLICATION

☐
☐

COMMERCIAL

RESIDENTIAL

*(Please check all that apply)

☐
☐
☐

PRELIMINARY

AMENDED

FINAL

****APPLICATION MUST BE FILLED
OUT IN ITS ENTIRETY.
APPLICATION WILL NOT BE
PROCESSED UNLESS ALL ITEMS
IN THE CHECKLISTS ARE
ADDRESSED. ****

1. SUBJECT PROPERTY

Project Name _____

Tax Map(s) _____

Acreage _____ Number of building lots proposed _____ Residential _____ Commercial _____

2. APPLICANT

Name _____

Street Address _____ Suite No. _____

City _____ State _____ Zip Code _____

Telephones: Work _____ Home _____

E-mail Address: _____

3. PROPERTY OWNER(S)

Name _____

Street Address _____ Suite No. _____

City _____ State _____ Zip Code _____

Telephones: Work _____ Home _____

Email Address _____

4. ENGINEER/SURVEYOR

Name _____

Street Address _____ Suite No. _____

City _____ State _____ Zip Code _____

Telephone: Work _____

Email Address _____

5. PROJECT DESCRIPTION NARRATIVE

§ 98-70 C-13: A written statement by the landowner setting forth the reasons why, in his opinion, the proposal would be in the public interest and would be consistent with the Town goals as addressed in the Comprehensive Plan and objectives for a PUD as expressed in § 98-66.

6. PRELIMINARY PUD PLAN CHECKLIST 98-70 C.

The following items <u>MUST</u> be included on the PUD Plan and 14 copies submitted to Town Board upon application. *Applicant check off each item in Column 1 as it applies to the Plan. If <i>not applicable</i> , please explain why in detail*	Submitted/Shown	
	Column 1	Staff Use
A. Title of drawing, including name and address of applicant and person responsible for preparation of such drawing, and site location map.		
B. Location and extent of all proposed land use, including open spaces. (§ 98-70 C1)		
C. All interior streets, roads, easements and their planned public or private ownership, as well as all points of ingress and egress from existing public rights-of-way. (§ 98-70 C2)		
D.1. Specific delineation of all uses indicating the number of residential units. (§ 98-70 C3)		
D.2. The number of each residential housing type (i.e., single-family detached, duplex, townhouse, garden apartments, high-rise.) (§ 98-70 C3)		
D.3. General description of the intended market structure (i.e., luxury, middle-income, moderate-income, elderly units, family units, etc.) (§ 98-70 C3)		
D.4. The overall project density. (§ 98-70 C3)		
E.1. The overall water and sanitary sewer system with proposed points of attachment to existing or proposed systems. (§ 98-70 C4)		
E.2. The proposed storm water drainage system and its relation to existing Systems. (§ 98-70 C4)		
E.3. Evidence of preliminary discussion with the New York State Department of Health and/or the New York State Department of Environmental Conservation of the proposed sewer and water system or their recommended modifications. (§ 98-70 C4)		
F. Map of contour intervals of 5 (five) feet elevation outlining soil susceptible areas. (§ 98-70 C5)		

G. General description of the provision of community facilities such as transportation, schools, fire protection services and cultural facilities, if any, and some indication of how these needs are proposed to be accommodated. (§ 98-70 C6)		
H. A location map showing uses and ownership of abutting lands. (§ 98-70 C7)		
I. Description of the manner in which any areas that are not to become publicly owned are to be maintained, including open space, streets, lighting and others, according to the proposals. (§ 98-70 C8)		
J. If a Home Owners Association is to be utilized, all legal documents, submitted to the New York State Attorney General's Office, associated with Homeowners Association will be filed with the Town and County Clerks. (§ 98-70 C9)		
K. If the development is to be phased, a description and graphic representation of the phasing of the entire proposal in terms of length of time, type and number of units or activities completed per phase. (§ 98-70 C10)		
L. Evidence to demonstrate the applicant's competence to carry out the plan and the applicant's awareness of the scope of such a project, both physical and financial, including payment of suitable fees, must be presented to the Town Board. (§ 98-70 C11)		
M. Descriptions of any covenants, grants of easement or other restriction proposed to be imposed upon the use of the land, buildings or structures, including proposed easements for public utilities. (§ 98-70 C12)		
N. The developer must provide documentation that all open space is under open-space or conservation easements. (§ 98-70 C17)		

Additional Regulations		Submitted/Shown	
O. SEQR		Column 1	Staff Use
1. Long Environmental Assessment Form of proposed project. (§ 98-70 C14)			
P. Soil & Erosion Control Plans			
1. Sediment and Erosion Control plans submitted to Town Board for submission to Yates County Soil & Water for comment and approval. (§ 98-70 C15)			

Q. Geotechnical Study		Column 1	Staff Use
1. A Geotechnical Study of the proposed area of development submitted to Town Board for submission to Yates County Soil & Water for comment. (§ 98-70 C16)			
R. Yates County Planning Board			
1. Referral sent by Town Board to Yates County Planning Board for review and recommendation. (§ 98-70 G3)			

<u>Fees</u>	<u>Amount</u>	<u>Account #</u>	<u>Date Paid</u>	<u>Initial</u>
Application Fee (notification/legal advertising)	\$ 500			
Consulting Fee (Torrey Zoning Ordinance § 98-49G-K)				
Performance Bond (§ 98-70 I)				
Fee-in-lieu of Performance Bond (§ 98-70 I)				
<u>Total:</u>				

NOTE: Applicant should be aware that local Town of Torrey Zoning Ordinance covenants or other private land restrictions may apply. See Town of Torrey Zoning Law Section § 98-49 Amended Section passed April 19, 2007 Section 1 Reimbursement Costs G-K schedule

I DO SOLEMNLY DECLARE AND AFFIRM UNDER PENALTIES OF PERJURY THAT THE CONTENTS OF THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPLICANT

Signature: _____ **Date:** _____

Print Name: _____

PROPERTY OWNER (Required if different than applicant).

I, _____, as property owner, authorize the applicant to file this application and seek PUD approval, or any other necessary zoning approval, with respect to the referenced property.

Signature: _____ **Date:** _____

Print Name: _____

FOR STAFF USE ONLY

Current Issues (i.e. Variances/Special Exceptions, Special Approvals)	Proposed	Required

Past Applications	Granted/Denied

A referral to _____ has been made.
 A referral to _____ has been made.
 A referral to _____ has been made.

Date Referred: _____
 Date Referred: _____
 Date Referred: _____

(O = Omission Noted C = Applicable information included in Application N/A = Not Applicable)

Planning Board/Town Board/Staff Comments:
