

Town of Queensbury

Two Lot Residential Administrative Subdivision Application

Procedure, Form of Mapping and Application - Section 178-7 of the Town Code.

Subdivisions of parcels into two lots for single-family dwelling unit purposes shall be permitted by the following procedure:

1. An informal plot plan shall be submitted to the Zoning Administrator. The Zoning Administrator will review the plan and then, if the same demonstrates compliance with the terms and conditions set forth in 178-6 hereof, the same will be stamped permitted with the following notation: Plot plan meets all criteria: No Planning Board review necessary. The applicant may then use the property for single-family dwelling unit purposes consistent with the Zoning Ordinance.
2. The plot plan required shall contain the following information:
 - a. Name and address of property owner
 - b. Date of Submission
 - c. Tax Parcel number
 - d. Name of Subdivider
 - e. Approximate location of the proposed structure to ensure setbacks and septic system can be met.
 - f. North arrow
 - g. That final grading of the parcel will slope away from the proposed structure for stormwater drainage and disposal.

Required Filing

The original plot plan submitted hereunder shall remain on file with the Town of Queensbury and a copy shall be given to the person or entity requesting the subdivision.

Review of Plats Showing Two Lot Residential Subdivisions (178-6)

Subdivision of parcels into two lots for single family dwelling unit residential purposes shall be permitted in the Town of Queensbury, without Planning Board approval and shall not be considered a subdivision under the jurisdiction of the Planning Board provided that the procedures in 178-7 and the following terms and conditions are complied with:

1. Is the parcel to be subdivided located within the Adirondack Park and/or an area determined to be a Critical Environmental (CEA) in accordance with the State of New York Environmental Quality Review Act (SEQRA)?
_____ Yes _____ No
2. Does the proposed subdivision comply with the applicable requirements of the Zoning Ordinance?
_____ Yes _____ No
3. Will the proposed subdivision require the construction of any new streets or the extension of any improvement districts for the supply of water, sewer or drainage?
_____ Yes _____ No
4. Has the parcel to be subdivided been previously illegally subdivided or subdivided with the approval of the Planning Board or the use of this administrative procedure?
_____ Yes _____ No
5. Will the proposed subdivision create more than two lots?
_____ Yes _____ No
6. Is more than one single family dwelling per lot planned for this subdivision?
_____ Yes _____ No

Other:

1. Name and address of property owner:

2. Tax Map Parcel No.: _____
3. Zoning Classification: _____

Please Note:

Payment of applicable Recreation Fees is made at the time a building permit is applied for.