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TOWN OF ISLIP

Department of Planning & Development

Division of Engineering

MAJOR SUBDIVISION PROCESS

STEP 1

PRE-APPLICATION MEETING WITH ENGINEERING STAFF.

STEP 2

APPLICANT TO SUBMIT EXECUTED APPLICATION FORM TO THE ENGINEERING DIVISION AT ENGINEERING@ISLIPNY.GOV.

STEP 3

APPLICANT UPLOADS ALL REQUIRED DOCUMENTS TO THE TOWN'S NETWORK. EACH TYPE OF DOCUMENT MUST BE A SEPARATE UPLOAD (LINK PROVIDED BY ENGINEERING STAFF).

STEP 4

STAFF TO REVIEW UPLOADS FOR COMPLETENESS AND CONTACTS APPLICANT WITH QUESTIONS AND/OR COMMENTS.

STEP 5

APPLICANT TO SUBMIT FULL APPLICATION PACKAGE OF ORIGINAL DOCUMENTS WITH FILING FEES.

STEP 6

ENGINEERING REVIEWS COMPLETE APPLICATION AND DEVELOPMENT PLANS FOR COMPLIANCE WITH TOWN ZONING STANDARDS AND SUBDIVISION REGULATIONS. STAFF CONTACTS APPLICANT WITH QUESTIONS AND/OR COMMENTS.

STEP 7

PUBLIC HEARING IS HELD BEFORE THE PLANNING BOARD FOR PRELIMINARY APPROVAL. PLANNING BOARD AND PUBLIC SUBMIT QUESTIONS, COMMENTS AND CONCERNS.

STEP 8

APPLICANT AND STAFF WORK ON ADDRESSING ALL COMMENTS AND CONCERNS. DEVELOPMENT PLANS ARE FINALIZED AND CONSTRUCTION COSTS ESTIMATED.

STEP 9

APPLICATION IS BROUGHT BACK TO THE PLANNING BOARD FOR FINAL APPROVAL RESOLUTION WITH CONDITIONS.

STEP 10

DEVELOPMENT PLANS ARE FORWARDED TO THE TOWN ENGINEER FOR GRADING AND DRAINAGE PLAN APPROVAL.

STEP 11

APPLICANT SATISFIES ALL CONDITIONS OF THE FINAL RESOLUTION AND SUBMITS THE MAP FOR PLANNING BOARD CHAIRMAN SIGNATURE. APPLICANT RECORDS THE MAP WITH THE SUFFOLK COUNTY CLERK RETURNS RECORDED MAP AND COPIES TO ENGINEERING DIVISION FOR DISTRIBUTION TO ALL DEPARTMENTS.



TOWN OF ISLIP

Department of Planning & Development

Di	vision of Engineering
MAJOI	R SUBDIVISION PROCESS
STEP 12	
BOND REDUCTION PUBLIC HEARING	
STEP 13	
BOND RELEASE PUBLIC HEARING	



TOWN OF ISLIP

Department of Planning & Development

Division of Engineering

SUBMISSION REQUIREMENTS CHECKLIST FOR MAJOR SUBDIVISION

Application Requirements	MET	*NOT MET	N/A
Application Form—Completed, signed and notarized.			
Existing condition survey prepared by a licensed surveyor.			
Copy of the current deed(s) for the subject property(s) or contract of		1 1	
sale if contract vendee.			
Valid Certificate(s) of Occupancy for any structures and/or uses on the subject property.			
Disclosure Affidavit, completed and notarized indicating:			
Those with an interest in the application.			
The results of a violation search conducted by the Town of Islip Department of Code Enforcement. If said violation search shows that the subject property(s) are free from any violation of Town ordiances, a disclosure addidavit stating the same shall be necessary.			
 If there are any existing covenants or restrictions on the property. If any, submit one copy. 			
Four (4) preliminary plans, including preliminary drainage design and profiles, prepared by a licensed land surveyor or engineer, showing information noted in the Town of Islip Subdivision and Land Development Regulations, Appendix B.			
Suffolk County Planning Commission Release Form. An additional three (3) preliminary plans as required if Suffolk County Planning Commission review is necessary.			
Completed Short Environmental Assessment Form, Full Environmental Assessment Form, or Draft Environmental Impact Statement as required under SEQR (Available at http://www.dec.ny.gov/permits/70293.html).			
Fees as per the current schedule of fees (https://islipny.gov/community-and-services/documents/departments/planning-development/ planning-division/545-fee-schedule-for-the-planning-division/file).			
One (1) copy of radius map, notification list, and affidavit. A GIS map and list of property owners within 200' must be ordered from the Planning Division (https://islipny.gov/community-and-services/documents/departments/planning-development/planning-division/551 —map-request-form/file). Notification shall be served as per Planning Division procedure contained herein and/or within Town Code Chapter 68 Zoning Article IVA.			



TOWN OF ISLIP

Department of Planning & Development

Division of Engineering

SUBMISSION REQUIREMENTS CHECKLIST FOR MAJOR SUBDIVISION

Application Requirements	MET	*NOT MET	N/A
Additional information as determined by the Planning Board, its			
designee, the Division of Engineering, or the Department of Public			
Works.			
		1 1	



Town of Islip Department of Planning and Development

Major Subdivision Application Form

Pursuant to Article XXXIV, Paragraph 68-420.2 of the Codified Zoning Ordinance of the Town of Islip, Section 335 of N.Y.S. Real Property Law and Article 16 of N.Y.S. Town Law

Office	Use	Only
--------	-----	------

MS 20 ____ - ___

Receipt No. ____

1. Property Information				
Tax Map Number 0500		Hamlet		
		Type of Dwelling		
Zoning District(s)		No. of Units		
Name of Proposed Map		Filed Map Name _		
		Filed Map No. —		
Subdivision Location				
		_		
3. Duran anti- Occina u Informació				
2. Property Owner Informati	on Contract	Vendee (Check if App	olicable)	
Name				
Street No.	Street Name			
City/Town			State/Zip	
Telephone Number		E-mail Address		
2 Applicant Information				
3. Applicant Information				
Name				
Street No.	Street Name			
City/Town			State/Zip	
Telephone Number		E-mail Address		



quired.

Town of Islip Department of Planning and Development

Major Subdivision Application Form

Pursuant to Article XXXIV, Paragraph 68-420.2 of the Codified Zoning Ordinance of the Town of Islip, Section 335 of N.Y.S. Real Property Law and Article 16 of N.Y.S. Town Law

4. Representative Information	on		
•			
Name			
Street No.	Street Name		
City/Town			State/Zip
Telephone Number		E-mail Address	
Signature of Applicant:		Date:	
Signature of Owner:		Date: _	
Sworn before me this	day of	, 20	
Notary Public			
			the Town of Islip for the requested on or addition may be made to your

Certificate of Occupancy/Compliance. No further notice of any resultant modification or addition shall be re-

eation of: on of Property: E OF NEW YORK) :SS.: NTY OF SUFFOLK)	Ton Man No. 0500
E OF NEW YORK) :SS.:	
E OF NEW YORK) :SS.:	* Cross out phrase where it is not appr
:SS.:	* Cross out phrase where it is not appr
:SS.:	
	an officer or agent of the corporate applicant, namely it's
will have any direct or indirect interest in this applica	m under the penalties of perjury, that no other person ation except
(in case of corporations, all officers of the corporation stock must be listed. Attach separate sheet	in tons and stockholders owning more than 5% of the corif necessary)
	ock holders are) related to any officer or employee of the
local public authorities or other corporation within defense volunteer) interested in such application, exc	or employee, a member of a board of commissioners of a the county (exclusive of a volunteer fireman or civil cept
	Date:
Sworn before me this day of	, 20
Notary Public	

SUFFOLK COUNTY PLANNING COMMISSION RELEASE FORM

SUBDIVISIONS SUBJECT TO SUFFOLK COUNTY PLANNING COMMISSION REVIEW

Suffolk County Planning Commission is required to review certain subdivision plats in accordance with Article XIV, Sections A14-14 to A-24 of the Suffolk County Administrative Code, and Article XXXVII, Section C37-5D of the Suffolk County Charter where a proposed subdivision is located within a Suffolk County Pine Barrens Zone, and the Suffolk County Planning Commission proceedings in accordance with Article XIV, Section A-14-24 of the Suffolk County Administrative Code.

A	. Indicate if prop	osed subdivision lies wholly or partly	within one m	ile of:
			<u>YES</u>	<u>NO</u>
	1.	An airport.		
В	. Indicate if propos	sed subdivision lies wholly or partly with	in 500 feet of:	
	1.	The boundary of a village or town.		
	2.	The boundary of any existing or proposed county, state, or federal park or other recreation area.		
	3.	The right-of-way of any existing or proposed county or state parkway, thruway, expressway, road, or highway.		
	4.	The existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines.		
	5.	The existing or proposed boundary or any other county, state, or federally owned land, held or to be held for governmental use.		
	6.	The Atlantic Ocean, any bay in Suffolk County, or estuary of any of the foregoing bodies of.		
Date				
Signature				

If any of the above were answered yes, proceed to the next page.

617.20 Appendix B Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information					
Name of Action or Project:					
Project Location (describe, and attach a location map):					
Brief Description of Proposed Action:					
Name of Applicant or Sponsor:	Telepl	none:			
	E-Mai	1:			
Address:					
City/PO:		State:	Zip	Code:	
					_
1. Does the proposed action only involve the legislative adoption of a plan, l	ocal law	, ordinance,	-	NO	YES
administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and	the env	ironmental resources t	that		
may be affected in the municipality and proceed to Part 2. If no, continue to					
2. Does the proposed action require a permit, approval or funding from any	other go	overnmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:					
3.a. Total acreage of the site of the proposed action?		acres			
b. Total acreage to be physically disturbed?c. Total acreage (project site and any contiguous properties) owned		acres			
or controlled by the applicant or project sponsor?		_acres			
4. Check all land uses that occur on, adjoining and near the proposed action					
□ Urban □ Rural (non-agriculture) □ Industrial □ Comm	ercial	□ Residential (subur	ban)		
□ Forest □ Agriculture □ Aquatic □ Other ((specify)):			
□ Parkland					

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?			
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural	•	NO	YES
landscape?			
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Al If Yes, identify:	rea?	NO	YES
If Tes, identify.			
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation service(s) available at or near the site of the proposed action?			
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed ac	tion?		
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:			
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic		NO	YES
Places? b. Is the proposed action located in an archeological sensitive area?			
b. Is the proposed detroit rocated in an archeological sensitive area.			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	n	NO	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	1		
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check a		apply:	
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successi☐ Wetland ☐ Urban ☐ Suburban	ional		
☐ Wetland ☐ Urban ☐ Suburban 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed		NO	YES
by the State or Federal government as threatened or endangered?		110	ILS
16. Is the project site located in the 100 year flood plain?		NO	YES
To is the project she isotated in the 100 year isota plant.		110	ILS
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO	YES
If Yes, a. Will storm water discharges flow to adjacent properties? □ NO □ YES			
h Will storm water discharges he directed to established conveyance systems (munoff and storm dusi-	ns)?		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drain If Yes, briefly describe: ☐ NO ☐ YES	18) (

18. Does the proposed action include construction or other activities that result in the impoundment of	NO	YES
water or other liquids (e.g. retention pond, waste lagoon, dam)?		
If Yes, explain purpose and size:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed	NO	YES
solid waste management facility?		
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste?		
If Yes, describe:		
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE	BEST O	F MY
KNOWLEDGE		
Applicant/sponsor name: Date:		
Signature:		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

		No, or small impact may occur	Moderate to large impact may occur
1.	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2.	Will the proposed action result in a change in the use or intensity of use of land?		
3.	Will the proposed action impair the character or quality of the existing community?		
4.	Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5.	Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6.	Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7.	Will the proposed action impact existing: a. public / private water supplies?		
	b. public / private wastewater treatment utilities?		
8.	Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9.	Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.		
	Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts.		
	Name of Lead Agency	Date	
Pri	nt or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer	
	Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)	



TOWN OF ISLIP Department of Planning & Development

INSTRUCTIONS FOR NOTIFICATION OF SURROUNDING PROPERTY OWNERS, SAMPLE NOTIFICATION LETTER AND AFFIDAVIT

Before the Planning Board Public Hearing, all property owners located within 200 feet of the subject parcel must be notified by certified mail. It is the applicant's responsibility to obtain an accurate List of the surrounding property owners from the Town of Islip Planning Division and to ensure that each property owner is informed of the date and time of the Hearing at least ten (10) days in advance. The procedures outlined below must be followed to meet this requirement:

OBTAIN A RADIUS MAP & LIST	Request a Radius Map along with a List of surrounding property owners from the Planning Division. To do so, complete the Request Form and submit it to the Planning Division via mail, email or in person (https://islipny.gov/community-and-services/documents/departments/planning-development/planning-documents/departments/planning-development/planning-division/545-fee-schedule-for-the-planning-division/file).
NOTIFICATION	Notify property owners as they appear on the surrounding property owner List at least ten (10) days prior to the hearing. Included herein, is the Sample Notification Letter which needs to be modified with the specific details of the application. The letter must be sent Certified Mail and Return Receipt which then needs to be submitted to the Planning Department prior to the public hearing along with the Affidavit of Notification & Posting . NOTE: Before the Notification Letters are mailed, to ensure proper notification is met, submit a copy of the letter to the
SIGNS	Public Notice Signs must be posted on the subject parcel at least ten (10) days prior to the hearing. A minimum of three (3) signs must be posted on the perimeter of each parcel in conformance with §68-32C(2) of the Code of the Town of Islip. Signs must be removed immediately after the public hearing is held. Public Notice Signs are available for purchase from the Planning Division, applicable fees are on the Schedule of Fees (https://islipny.gov/community-and-services/documents/departments/planning-development/planning-division/545-fee-schedule-for-the-planning-division/file).
<u>AFFIDAVIT</u>	Once the Notification Letters have been mailed and the Public Notice Signs have been posted on the property, an Affidavit of Notification & Posting , along with proof of mailings , must be uploaded using the previously provided link. A hard copy of the completed Affidavit , attached to this document, must also be submitted to the Planning Division.

SAMPLE NOTIFICATION LETTER

<<insert Today's Date>>

```
<<insert Surrounding Property Owner's Name>>
<<insert Surrounding Property Owner's Street Address>>
<<Insert Surrounding Property Owner's Town, State and Zip Code>>
```

RE: Application of <<insert Application Name>>, <<insert Application Number>> <<insert SCTM#>> <<Insert Subject Property Address and Hamlet>>

Dear <<insert Surrounding Property Owner's Name>>

This is to notify you that there will be a public hearing before the Town of Islip Planning Board at Town Hall West, 401 Main Street, Islip, New York on <<insert Hearing Date>> at 6:00 P.M. The meeting will also be streamed live over the internet. Instructions on how to access the livestream are available on the Town's website—www.islipny.gov. If you need an auxiliary aid/service or other accommodation to attend the public hearing due to disability, please contact Constituent Services at (631) 224-5380 as soon as possible, preferably at least 48 hours before the public hearing.

The purpose of this hearing is to discuss the merits of the proposal for the above captioned property to:

Obtain a <<insert type of permit>> from the Planning Board <<insert reason for application, using wording from the public notification>>

Proposed plans and/or surveys can be reviewed at the Planning Department located at the Islip Town Hall, 655 Main Street, Islip, New York or on the Town's website—www.islipny.gov. Please call (631) 224-5450 for any questions.

Although written notification is given only to those within 200 feet of the subject property, please feel free to mention this application to any neighbor who may care to attend. At this meeting, all who choose to speak will be given the opportunity to be heard. Anyone interested in providing comments to the Planning Board on this application are encouraged to do so in writing and prior to the date of the meeting at the email address <u>publichearings@islipny.gov</u>.

This meeting is a major influence on the outcome of this application. If you have any interest in this proposal, we urge you to attend.

```
Very truly yours,
<<insert Signature of Representative/Applicant>>
<<insert Name of Representative/Applicant>>
<<insert Representative's/Applicant's Street Address>>
```

AFFIDAVIT OF NOTIFICATION & POSTING

STATE OF NEW YORK	
SS:	
COUNTY OF SUFFOLK	
	sworn, deposes and says that in compliance Islip Town Code, hereby certifies that all nundred feet of subject property located at:
attached certified mail receipts) dated within two hundred feet that a public he Board at 6:00 p.m. on Main Street, Islip, New York and that the	advising said property owners aring will be held by the Islip Town Planning20, at the Islip Town Hall West, 401 e applicant has conspicuously posted signs on d reason for the public hearing before the Plan-
	Signature
Sworn to before me this	Print Name
Day of, 20	



Town of Islip Department of Planning and Development

	Office Use On	ıly	
	Map No. 20		
	Receipt No		
_	Associated with a		
	Associated with a FOIL Application	V	N

Applicant Information Name: E-Mail Address: Subject Area Information Address: Tax Map Number(s): Description of Subject Area:				
E-Mail Address: Subject Area Information Address: Tax Map Number(s): Description of Subject Area:				
E-Mail Address: Subject Area Information Address: Tax Map Number(s): Description of Subject Area:				
Address: Tax Map Number(s): Description of Subject Area:				
Address: Tax Map Number(s): Description of Subject Area:				
Tax Map Number(s): Description of Subject Area:				
Description of Subject Area:				
	for processing)			
Map Request (allow a minimum of one week f	for processing)			
Map Request (allow a minimum of one week f	for processing)			
Printed in Black & White		Printed in	Color	
Map Size No. of Landscape Portrait	Map Size	No. of Copies	Landscape	Portrait
.5" x 11"	8.5" x 11"			
.5" x 14"	8.5" x 14"			
1" x 17"	11" x 17"			
8" x 24"	18" x 24"			
4" x 36"	24" x 36"			
6" x 48"	36" x 48"			
Title of Map:	Parce Zonir Stree Wetla Othe 3; 1947; 1961; 1969; 2 (coastline only); 201	el Lines ng Data et Labels ands (Fre r: 1972; 1976; 2	shwater	 1999;
Other Instructions:				

Pricing Notes

- 1. Radius maps are only available as a custom map.
- Payment for custom maps is due at the time of application and is payable by cash or check made payable to Town of Islip (See Fee Schedule for Pricing at: https://islipny.gov/community-and-services/documents/departments/ planning-development/planning-division/545-fee-schedule-for-the-planning-division/file)
- 3. A fee will be charged for any returned checks (https://islipny.gov/community-and-services/documents/departments/planning-development/planning-division/file).
- 4. Refunds for custom maps will only be issued if requested within 2 business days after the application is submitted, as long as the request hasn't been processed.
- 5. Revisions of custom maps are subject to a fee of 50% of the original price; Custom maps (11" x 17" and under) include one revision at no cost.
- 6. Copy of custom maps are subject to a fee of 50% of the original price.

Office Use Only	
Map Rate: Rate for Additional Copies:	
Total Cost:	
Method of Payment:	
Cash Check (Check No.)

I have reviewed the information contained in this application and agree to abide by it's stipulations

Signature of Applicant

Date