

Town of New Berlin
30 N. Main Street, PO Box 845
New Berlin, NY 13411

Town Clerk & Tax Collector
Deborah A Barker
(607) 847-8909
(607) 847-6158 Fax

Application for a SIMPLE SUBDIVISION

A SIMPLE SUBDIVISION is a one-time subdivision of land resulting in 2 lots. Any subsequent subdivision previously subdivided as a SIMPLE SUBDIVISION must be approved as a MINOR or MAJOR SUBDIVISION.

Application # SS 01- _____ Date of Application _____

Land Owner _____
Address _____

Phone _____
Site Location _____ Tax Map # _____ 911 # _____
(Road Name)

Please supply a copy of the Tax Map and/or Sketch Plan of the proposed SUBDIVISION to the New Berlin Planning Board.

The Sketch Plan is a near-scale drawing based on Tax Map information that:

Indicates the relationship within 200 feet of the split to:

- Existing community facilities
- Natural wooded areas
- Quarries, gravel beds, excavations, bedrock outcroppings
- Bodies of water, waterways or wetlands
- Existing and/or proposed structures
- Existing and/ or proposed utilities
- Existing and/or proposed roads

Provides a general description of the topography around the subdivision

Provides names of adjoining property land owners

Reports all property restrictions such as easements and covenants

Applicable Regulations for Consideration:

Local Law 135-4:

- All lots have a minimum road frontage of 250 feet

Local Law 135-22:

- Lots to be buildable
- All lots shall front a public or private Street
- The ratio of depth to width should be greater than 3:1
(Special considerations is given to large acreage splits)

A LAND SURVEY IS REQUIRED FOR FINAL APPROVAL

Applicant signature _____

Fee \$10

(Revised May 1, 2014)