BUILDING AND FIRE SERVICES DEPARTMENT

TOWN OF COLONIE
PUBLIC OPERATIONS CENTER
347 OLD NISKAYUNA ROAD
LATHAM, NEW YORK 12110-2286

(518) 783-2706
Z_____

ZONING VERIFICATION – SUBDIVISION / MERGER

APPLICATION FOR ZONING VERIFICATION FOR A SUBDIVISION OR MERGER OF LAND
(SUBMIT TO TOWN OF COLONIE BUILDING DEPARTMENT)

THIS FORM WILL BE ON FILE IN THE BUILDING DEPARTMENT FOR 1 YEAR

THIS FORM IS TO BE USED IF YOU PROPOSE A COMMERCIAL SUBDIVISION OR MERGER.
ANOTHER FORM IS AVAILABLE IF YOUR PROPOSAL IS FOR SOMETHING BESIDES A SUBDIVISION OR MERGER.

Any proposal which requires a Town of Colonie Building and Zoning Permit or an approval issued by the Town of Colonie Planning Board/Department must first be reviewed by the zoning enforcement officer of the Town of Colonie to determine whether the proposal violates any provision(s) of the Town of Colonie Zoning Law. The officer's determination is based upon the information submitted on this form and such determination is subject to review and change if the project is modified at a subsequent date. The officer reserves the right to request further information if it is deemed necessary. A disapproval of the application by the zoning officer means the project, as designed, cannot proceed for the means provided. If you the applicant disagree with the zoning officer's determination you may appeal said determination to the Town of Colonie Zoning Board of Appeals. The applicant further agrees and understands that a new "Application for Zoning Verification" may have to be submitted if the applicable zoning laws change before the proposed action is completed.

1. GENERAL INFORMATION (**MUST BE TYPEWRITTEN OR PRINTED LEGIBLY**)

Address of site of proposed subdivision:

_____
Number Street City State Zip Code

Name of Applicant: _____

Address of Applicant:

_____
Number Street City State Zip Code

Applicant's telephone numbers: W_____ Cell_____

Contact Person _____

Contact Person's Address

_____
Number Street City State Zip Code

Contact Person's telephone numbers: W_____ Cell_____

Property Owner(s):_____

Address of Property Owner: _____

_____
Number Street City State Zip Code

Property Owner's telephone numbers: W_____ H_____

2. FEE

A non-refundable fee is required at time of application or when processed and ready for pickup.

Minor Subdivision / Merger (1 – 4 lots) $250.00 Check #_____ Cash _____
Major Subdivision / Merger (over 4 lots)$400.00 Check #_____ Cash _____

3. PLOT PLAN

A plot plan with the following information must be submitted with this application. Failure to provide the required information will result in denial of this application for zoning verification.

-zoning district boundaries within 300 ft. of site
-outside boundary of the parcel(s) to be subdivided
-boundary of all proposed lots
-typical lot layout with setbacks
-building setback line(s) and distance from front property line to the building setback line
-proposed streets / existing public highways
-right of way of all streets affected by project or to be constructed
-a note describing the scale used
-proposed street names
-proposed lot numbers
-any existing buildings, with setback dimensions to any new lot or street line
-area of each proposed lot (sq. ft.)
-width of lot at front property line and also at front setback line
-any proposed signs
-title block with name of subdivision and date of map
-north arrow

Over

4. APPLICANT'S PROPOSED SUBDIVISION / MERGER:

Describe Present Use: _____

_____

_____

Describe the proposed subdivision / merger in detail:_____

_____

_____

_____

_____

5. SITE STATISTICS:

How many existing parcels comprise the project site? _____

Total number of parcels after subdivision or merger? _____

The project site is located in what zoning district(s)? _____

(Refer to Town of Colonie Zoning Map/Laws)

Total area of existing parcel(s): acres_____, and square feet_____

Proposed Lots:

Maximum lot size: square feet_____

Minimum lot size: square feet _____

Proposed Streets:

Streets proposed to be constructed? Yes____ No_____

If no; is the parcel on a dedicated street? Yes____ No_____

What is the minimum right-of-way width proposed? _____ft.

What is the minimum frontage on a street a proposed lot will have _____ft?

Buildings:

How many units are proposed? _____

What are the proposed uses? _____

What is the density (units per acre)? _____

What is the maximum height of any building to be constructed? _____feet

Stories (If known at this time)? _____stories

SIGNATURE OF APPLICANT: _____

PRINTED OR TYPED COPY OF SIGNATURE: _____ DATE_____

XXXXXXXXXX **ZONING OFFICERS DECISION BELOW** XXXXXXXXXX

Are there easements on the property	Yes ___	No ____	Was the parcel created or divided since 1966	_____ Yes	_____ No
Parcel in/near a floodplain	Yes ___	No _____	Protected watercourse on/near the property	_____ Yes	_____ No
Parcel in/near a wetland	Yes ___	No ____	Is existing use nonconforming	_____ Yes	_____ No
Variance granted on property	Yes ___	No ____	Subdivision of record on file	_____ Yes	_____ No
Copy of Assessor's card(s) attached	Yes ___	No ____	Existing violation or outstanding permit	_____Yes	_____ No
Copy of County Tax Map	Yes ___	No _____			

YES NO VIOLATION – CHAPTER 190-8 (BUILDING PERMITS REQUIRED)

☐ ☐ CONSTRUCTION STARTED WITHOUT OBTAINING ZONING AND BUILDING PERMIT.

APPROVED / DISAPPROVED

TO THE APPLICANT:

You may now file an:

_____Application for Subdivision Approval (Planning and Economic Development)

_____ Application for a Zoning Variance or Interpretation (Zoning Board of Appeals)

_____ Application for a Special Use Permit (Planning Board)

_____ Application for Open Development Area (Town Board)

_____ Application for Zoning Verification (Building & Fire Services)

This approval is subject to receiving approval from the Town of Colonie Planning & Economic Development Department

I, _____, zoning officer of the Town of Colonie do hereby find that the proposed action as described above, and in any attachments hereto,

IS IN ACCORDANCE _____ APPROVED DATE_____

SIGNATURE OF ZONING OFFICER

IS NOT IN ACCORDANCE _____ DISAPPROVED DATE _____

SIGNATURE OF ZONING OFFICER

With the Chapter 190 of the Colonie Land Use Law that are effective as of this date.