

**TOWN OF SCHROON  
SCHROON LAKE  
NY 12870**

“A Town of Recreational Beauty”

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*Planning Board*

Glen Repko, Chairman  
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**PRELIMINARY SUBDIVISION APPLICATION - PART 2**

**SKETCH PLAN REQUIREMENTS**

Pursuant to Section 4.1 of the Town of Schroon Planning Board Rules and Regulations you must submit as part of your preliminary application 2 copies of a Sketch Plan of the proposed subdivision to the Planning Board at least 10 days prior to a regularly scheduled meeting **or as requested by the Chairman of the Planning Board.**

The Sketch Plan will be used by the Planning Board for the purposes of classifying the subdivision as a major or minor subdivision and for preliminary discussion of the subdivision

**The Sketch Plan must meet the following minimum requirements:**

The initial sketch plan submitted to the Planning Board shall be based on tax map information or some other similarly accurate base map at a scale (preferably not less than 200 feet to the inch) to enable the entire tract to be shown on one sheet and showing the following information:

1. The location of that portion of the property which is to be subdivided in relation to the entire tract and the distance to the nearest existing **public** street intersection.
2. The **approximate location** of all existing structures, wooded areas, streams and other significant physical features, within the portion to be subdivided and within 200 feet of the property. If topographic conditions are significant, contours shall also be indicated at intervals of no more than 10 feet.
3. The name of the owner of the lands proposed for subdivision and of all adjoining property owners as disclosed by the most recent municipal tax records.
4. The tax map sheet, block, and lot number.
5. All the utilities which are available, and all streets which are either proposed, mapped or built.
6. The proposed pattern of lots (including lot width and depth), street layout, recreation areas, systems of drainage, sewerage, and water supply within the subdivided areas.
7. All existing restrictions on the use of the land including easements, covenants and zoning lines.