

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

~~County~~
~~City~~ of ...Lumberland.....
Town
~~Village~~

Local Law No. ..1..... of the year 19 97..

A local law amending the Town of Lumberland Subdivision Regulations to
(Insert Title)
provide for lot improvements.

Be it enacted by the Town Board.....of the
(Name of Legislative Body)

~~County~~
~~City~~ of ...Lumberland..... as follows:
Town
~~Village~~

The Town of Lumberland Subdivision Regulations shall be amended to add the following:

APPLICATION PROCEDURES AND REQUIREMENTS

Lot Improvements

Lot improvements shall be exempt from the requirements contained herein provided five (5) copies of a plan prepared by a licensed Land Surveyor or Professional Engineer have been submitted describing the conveyances involved by metes and bounds and in sufficient detail to determine the situation fits the criteria below. To qualify as a lot improvement, the parcels shall:

1. Involve the addition of land to an existing parcel so as to:
 - (a) Improve ability of that parcel to comply with setback or other building standards; or
 - (b) Increase suitability of the parcel for building development; or
 - (c) Add to the availability of open space; or
 - (d) Resolve a boundary line dispute or produce a corrected deed
2. Not substantially reduce the ability of the lot, from which the lot improvement parcel is taken, to comply with the

(If additional space is needed, attach pages the same size as this sheet, and number each.)

applicable standards of this law.

3. Include a map restriction to the effect the improvement parcel will never be considered a separate building lot apart from the tract to which it is being added.

The Planning Board shall, within thirty-one (31) days of the receipt of the lot improvement plans, determine whether they comply with the exemption criteria found above. Should it fail to act in the provided time or find the plans do not meet the criteria, such plans be processed as a minor or major subdivision. If it finds they do qualify as a lot improvement, the Board shall sign the plans with the following notation: "These plans are acknowledged by the Town of Lumberland, and for recording purposes only, to represent an exempt lot improvement in accord with Section III.II of the Town of Lumberland Subdivision Regulations. No subdivision approval is required or given." No person shall record plans for any lot improvement without so first obtaining the Planning Board's clearance.



STATE OF NEW YORK
DEPARTMENT OF STATE
ALBANY, NY 12231-0001

ALEXANDER F. TREADWELL
SECRETARY OF STATE

January 9, 1998

BRIAN T. EDWARDS
DREW, DAVIDOFF & EDWARDS, LLP
3 LIBERTY ST., P.O. BOX 1040
MONTICELLO, NY 12701-1069

RE: Town of Lumberland, Local Law 1, 1997, filed 12/23/97

The above referenced material was received and filed by this office as indicated. Additional local law filing forms will be forwarded upon request.

Sincerely,

Janice G Durfee

Janice G. Durfee
Principal File Clerk
Bureau of State Records
(518) 474-2755

JGD:ml

