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3/6/05

AN ORDINANCE AMENDING “SUBDIVISION ORDINANCE OF THE TOWN OF RICHFIELD OTSEGO COUNTY, NEW YORK”

BE IT ORDAINED by the Town Board of the Town of Richfield as follows:

WHEREAS, the Town Board has determined to pass a Local Law requiring all maps of subdivisions within the Town be signed by the Chair of the Planning Board prior to their filing with the Otsego County Clerk’s Office, and;

WHEREAS, the Town Board wishes to amend the current Subdivision Ordinance to conform to said local law with the current ordinances related thereto and to be certain that all subdivisions created within the Town are lawful and in accordance with statute; the follow amends are made:

Section 1. The “Introduction” of said Ordinance shall be amended in the following manner:

1. The first paragraph shall read: “Subdivision: The division of any parcel of land into two or more lots, blocks or sites, with or without street or highways and includes resubdivision.
2. The second paragraph shall be deleted.
3. The third paragraph shall continue as written.

Section 2. That Article 2, “Special Regulations” of the said Town Ordinance is amended to add the following provision:

- f. No final subdivision shall be approved by the Planning Board without the submission thereto of a survey map, stamped by a New York State licensed surveyor showing all the land from which the subdivision shall be made.

Section 3. That Article 4, “Design Standards” of the said Town Ordinance is amended as follows:

1. Section 4.2 (a) “ Lot Size, Layout and Monumentation , Conformance with Zoning Law:” is amended to add the following provision, “ 5. No subdivision may be approved for any parcel that shares its source of potable water or septic or other waste water with any other parcel of land.”

2. Section 4.2 (a) “ Lot Size, Layout and Monumentation , Conformance with Zoning Law:” is amended to add the following provision, “6. No subdivision shall be granted to any applicant regardless of other conformity with this statute while there remains pending or unsatisfied land use violation or violations on any portion of the property proposed for subdivision.

Section 4. This ordinance shall take effect immediately.