

ORDINANCE NO. 76-1
AUTHORIZING CERTAIN CHANGES IN THE MINOR
SUBDIVISION REGULATIONS OF THE TOWN OF LEE

BY: Howard J. Meyers

Seconded by: Herbert Marsh

WHEREAS, the Town of Lee has heretofore, and on or about the ⁹~~10~~th day of August, 1972, adopted certain subdivision regulations for said Town as previously approved by the Planning Board of the Town on Lee on June 27, 1972; and

WHEREAS, included in said subdivision are rules and regulations regarding major and minor subdivisions; and

WHEREAS, due to the change in development pattern of neighborhood properties, it is deemed in the best interest to make certain changes in the minor subdivision regulation portion of said regulations; and

WHEREAS, the Planning Board of the Town of Lee have heretofore submitted a proposed set of changes in writing to the Town Board on or about June 22, 1976,

NOW, THEREFORE, Be it ordained, that the subdivision rules and regulations of the Town of Lee as heretofore adopted on or about August ~~10~~⁹, 1972, be amended to provide as follows: (new changes are underlined, deletions are crossed out)

ARTICLE 1 SECTION B

MINOR SUBDIVISIONS

Means any subdivision containing not more than four lots ~~not adversely affecting frontage on an existing street, not involving any new street or road or the extension of municipal facilities and~~ not adversely affecting the development of the remainder of the parcel or adjoining property and not in conflict with any provision or portion of the Comprehensive Plan, Official Map or Zoning Ordinance if such exists, or these regulations. ~~Not less than 2.~~

ARTICLE 2 SECTION A
PRELIMINARY DISCUSSION

3) If the sketch plan is classified by the Board as a minor subdivision, the subdivider may within six (6) months submit a final ~~plot~~ sketch to the Board without the prior submittal of a preliminary plot. If the proposed subdivision is classified as a major subdivision, the subdivider must submit a preliminary plot prior to submittal of a final plot.

4) Final Sketch plan requirements (Article 2, Section F) shall govern all subdivisions classified as minor.

ARTICLE 2 SECTION F

SKETCH PLAN FOR A MINOR SUBDIVISION (ENTIRE NEW SECTION)

The sketch plan shall consist of a drawing based on tax map information or some other similarly accurate base map at a scale (preferable not less than one inch = fifty (50) feet) to enable the entire ownership of the subdivider within the Town of Lee to be shown on one sheet, and shall show:

1. The location of that portion of the subdivider's ownership which is to be subdivided in relation to the whole, and the adjacent nereby streets and roads.
2. All existing structures, wooded areas and permanent and intermittent watercourses within the portion to be subdivided and within 200 feet thereof.
3. The names of the owner(s) of the property to be subdivided and of all adjoining property owners as disclosed by the most recent municipal tax records.
4. The tax map sheet, block and lot numbers, if available.
5. All available utilities, and streets which are either proposed, mapped or built.
6. The proposed lot layout, street layout and any proposed recreation or open space area.
7. All existing restrictions on the use of land including easements or covenants.
8. North point, map scale, and name and address of subdivider, the owner(s) of record, and engineer or surveyor, if any, including license number and seal.

9. The boundary lines of the tract, giving complete descriptive data, by bearings and distances, if a survey is made. The corners of whatever part or parts of the tract may be offered for sale to the public shall also be located on the ground and marked by monuments as approved by the Planning Board, and shall be shown on the plat.
10. Design of all proposed on-site sanitation and water supply facilities.
11. Topographic contours, at intervals of ten (10) feet, including elevations on existing roads and approximate grading plan if natural contours are to be changed by more than two (2) feet may be required.
12. Location of existing wells, septic systems, water mains, culverts and drains on the property with pipe sizes, grades and direction of flow, if present.
13. The proposed lot lines with approximate dimensions and area of each lot.
14. The approximate location and size of all proposed water lines, valves, hydrants and sewer lines, and fire alarm boxes, and connections to existing lines.
15. Storm drainage plan indicating the approximate location and size of proposed lines or ditches and their profiles connections to existing lines or ditches, and any alternate means of drainage.

These amendments shall take effect ten (10) days after posting and publication as required by the Town Law.

AYES: John Witz, Howard Meyers, Chester Martin, Herbert Marsh, Howard VanWagoner

NAYS: None

ADOPTED: Unanimously