

TOWN OF CHATHAM
LOCAL LAW #2 of 2021
Lot Line Adjustments

1. §170-2 is amended by adding the following new definition in alphabetical order:

LOT LINE ADJUSTMENT

A minor subdivision where the modification or elimination of the boundary line between two adjoining lots having separate tax parcel identification numbers. A lot line adjustment shall not: (a) create a new lot; (b) create a nonconforming lot unless such nonconformity is explicitly approved by the Zoning Board of Appeals; or (c) increase the nonconformity of an existing nonconforming lot unless such non-conformity is explicitly approved by the Zoning Board of Appeals.

2. §170-4 is amended by adding the following to A:

The Planning Board may require that submission of an electronic image copy to scale of such sketch plan and application materials in a format to be determined by the Planning Board (e.g. pdf) except if the applicant chooses to instead pay a reasonable fee for the Planning Board to produce such an electronic image copy.

3. §170-Chapter 170-5 F (1) is amended by addition of (e) as follows:

(e). Lot Line Adjustments; waiving public hearing. Lot Line Adjustments shall be subject to all requirements of a Minor Subdivision, except that the Planning Board may abbreviate the procedure by waiving the requirement of a public hearing when the Planning Board, in its discretion, determines that the resulting lots will comply with applicable New York State Department of Health regulations pertaining to well and septic systems and their distances from parcel boundaries; the application meets all requirements for a Lot Line Adjustment; the Lot Line Adjustment is not a matter of public concern; and the requirement of a public hearing is not requisite and in the interest of the public health, safety, and general welfare.

4. §170-6 is amended by adding the following to B:

The Planning Board may require that submission of an electronic image copy to scale of such preliminary plat and application materials in a format to be determined by the Planning Board (e.g. pdf) except if the applicant chooses to instead pay a reasonable fee for the Planning Board to produce such an electronic image copy.

5. §170-7 is amended by adding the following to B

The Planning Board may require that submission of an electronic image copy to scale of such sketch plan and application materials in a format to be determined by the Planning Board (e.g. pdf) except if the applicant chooses to instead pay a reasonable fee for the Planning Board to produce such an electronic image copy

6. §170-Chapter 170-21 is amended by addition of J as follows:

J. The Planning Board may require that submission of an electronic image copy to scale of such sketch plan and application materials in a format to be determined by the Planning Board (e.g. pdf) except if the applicant chooses to instead pay a reasonable fee for the Planning Board to produce such an electronic image copy.

7. §170-Chapter 170-22 is amended by addition of a new F and G and relabeling of existing paragraph F, to H as follows:

F. For Lot Line Adjustments, the applicant shall submit a plat or map of the lot line affected by the proposed adjustment, showing all existing buildings, the location of existing utilities, easements and right-of-ways, wells and septic systems within 200 feet of the lot line to be adjusted. The map shall show the existing lot lines, the location of the proposed new lot line, and the existing and new setback distances to any existing structures within 200 feet of the new lot line. The map shall have the title "LOT LINE ADJUSTMENT between properties of (name) and (name)", shall clearly show the intent and the effect of the lot line adjustment, shall include the tax identification designation of each lot and the area of the lots both before and after adjustment, and shall include a note to the effect that each resulting lot shall be a single and separate lot for zoning and tax purposes.

G. The Planning Board may require that submission of an electronic image copy to scale of such plat or map and application materials in a format to be determined by the Planning Board (e.g. pdf) except if the applicant chooses to instead pay a reasonable fee for the Planning Board to produce such an electronic image copy.

H. The plat to be filed with the County Clerk shall be no larger than 34 inches by 44 inches.

8. §180-Chapter 180-17 is amended by addition the following to C:

The Planning Board may require that submission of an electronic image copy to scale of such site plan and application materials in a format to be determined by the Planning Board (e.g. pdf) except if the applicant chooses to instead pay a reasonable fee for the Planning Board to produce such an electronic image copy.

Section 2. EFFECTIVE DATE

This local law shall take effect once it is duly filed with the Secretary of State of New York in accordance with the provisions of the General Municipal Law.