

SUMMARY OF PROPOSED SUBDIVISION REGULATIONS AMENDMENTS

INTRODUCTION

The most useful single tool available to the Planning Board for the purpose of shaping the appearance and functional aspects of the future community is the Subdivision Regulations. It provides the clear, concise rules by which both the Planning Board and private land developers can reach agreement on subdivision design and standards prior to filing a final plat with the County Clerk. They also insure the community that proper procedures will be followed through the construction phase and prior to any municipal acceptance of public facilities, utilities and lands.

PROPOSED AMENDMENTS

Although the town has been operating under such regulations since 1952 and substantially revised the regulations in 1962, the proposed Master Plan's special concern for natural resources, historic features and flexibility in design in the future, warrant several amendments. These amendments are the subject of a separate document. The following are significant highlights:

1. A basic principal of these amendments is the recognition that a Master Plan for community development now exists and that its policies, as outlined, should now be supported by the application of the Subdivision Regulations and their design standards.
2. A second fundamental change is the new definition established to clarify the term "subdivision". In the future, "subdivision" will include the division of land into two or more lots for immediate or future sales with further classification as to whether it is a "major or minor" subdivision. A "minor" subdivision processing is to be simplified.
3. It is proposed that the Planning Board authority be expanded by the Town Board pursuant to Section 281 of Town Law. This permits the Planning Board to vary zoning requirements with certain limited areas to achieve more feasible subdivision design and thus to obtain meaningful community open spaces, the preserva-

tion of unique natural and cultural features and variety in housing types.

4. The former policy permitting canal development has been rescinded because of their detrimental influence on the fresh ground water reservoir. Further, all future bulkheading is to be more strictly regulated to protect the natural marine environment.
5. A recent amendment to help implement the park program set forth by the Master Plan, has been restated in this proposal. It makes an option available to the Planning Board, allowing them to require a park fee in lieu of park land, equal in amount to the estimated purchase price of the park site normally required.
6. Highway and street cross-sectional improvement standards have been expanded to conform with the classification system shown on the Master Plan for Streets and Highways.

CONCLUSION

With these regulations and with proper inspections and enforcement to back them up, the Planning Board will have a creative tool for the detailed design of small areas within the concepts shown on the Master Plan. Such subdivisions, as a result, should be well related to the Master Plan as well as functionally sound and visually attractive.