

February 27, 2018

LOCAL LAW NO.    OF 2018 OF THE VILLAGE OF SALTAIRE A LOCAL LAW  
CREATING SECTIONS 55-26 LOT LINE CHANGES AND 55-27 MINOR SUBDIVISIONS

BE IT ENACTED BY THE BOARD OF TRUSTEES OF THE INCORPORATED  
VILLAGE OF SALTAIRE AS FOLLOWS:

Section 1.0 Title, Enactment, Effective Date, Purpose.

- 1.1 Title of Local Law
- 1.2 Enactment.
- 1.3 Effective Date.
- 1.4 Purpose and Intent of Local Law.
- 1.5 Findings
- 2.0 General Provisions
  - 2.1 Creation of Section 55-26 Lot Line Changes
  - 2.2 Creation of Section 55-27 Minor Subdivisions
- 3.0 Severability and Validity

Section 1.0 Title, Enactment, Effective Date and Purpose.

1.1. Title

This Local Law shall be entitled, "Local Law No.    of 2018: A Local Law  
Creating Sections 55-26 Lot Line Changes and 55-27 Minor Subdivisions of the Saltaire  
Village Code”.

1.2 Enactment.

Pursuant to Section 10 of the Home Rule Law, the Village Law and the Village  
Code of the Incorporated Village of Saltaire, the Incorporated Village of Saltaire, County  
of Suffolk and State of New York, hereby enacts by this Local Law No.    of 2018, a Local

Law of the Incorporated Village of Saltaire.

1.3. Effective Date.

This local law shall take effect on the filing of the approved Local Law with the Secretary of State of New York, which shall be within twenty (20) days after its approval by the Board of Trustees of the Incorporated Village of Saltaire.

1.4. Purpose and Intent of Local Law.

The purpose and intent of this local law is to adopt regulations providing for a simplified procedure for lot line changes and minor subdivisions.

2.0 General Provisions.

2.1 Section 55-26 Lot Line Changes is hereby created to read as follows:

“55-26 Lot Line Changes:

55-26; Lot Line Changes

55-26(A) Lot Line Change

A lot line change is a process where the lot line between adjacent contiguous parcels of land, which are or are not developed but are “fully conforming,” is moved by action of the Board of Trustees. In no case shall a lot line change result in more lots than the original number, nor may this process intensify or create a non-conformity in any of the lots in question. A lot line change should result in conforming lots to the Village code. and/or solve property line questions.

55-26(B) Procedure

1. Review; Upon receipt of a complete Lot Line Change application, the Village of Saltaire will review the proposed application and maps for compliance with the Saltaire Village Code, and for compliance with the State Environmental Quality Review Act (SEQRA) and the application when deemed complete shall be submitted for review and action by the Board of Trustees.

2. Application.

2.a. The property owner(s) must submit a lot line application with a Letter of Intent that describes the subject property(s) and reason for the proposed lot line change. Any pending variance applications, special use permits or special exceptions, must be identified in the applicant’s letter of intent. In addition, the following forms shall be submitted with the proposed lot line change application:

2.b. Application Form; The application for approval of a lot line change shall be made on an application form developed by the Village of Saltaire. The application form shall include a contact designation, certification of disclosure and corporate or limited liability company resolution or other reasonably requested documents..

2.2 Section 55-27 Minor Subdivisions is hereby created to read as follows:

“55-27 Minor Subdivisions:

55-27(A) Minor Subdivision

A minor subdivision is a process where the owner of a property with not less than ten and not more than 12 contiguous (continuous meaning all lots are in a row with their longest sides as the adjacent sides), may subdivide the property into two properties one of which shall contain not less than five lots, in a simplified subdivision procedure.

55-27(B) Minor Subdivision Procedure

1. Review; Upon receipt of a complete Minor Subdivision application, the Village of Saltaire will review the proposed application and maps for compliance with the Saltaire Village Code, and for compliance with the State Environmental Quality Review Act (SEQRA) and the application when deemed complete shall be submitted for review and action by the Board of Trustees.

2. Application.

2.a. The property owner(s) must submit a Letter of Intent that describes the subject property(s) and reason for the proposed minor subdivision. Any pending variance application, special use permits or special exceptions, must be identified in the applicant’s letter of intent. In addition, the following forms shall be submitted with the proposed minor subdivision application:

2.b. Application Form; The application for approval of a minor subdivision shall be made on an application form developed by the Village of Saltaire. The application form shall include a contact designation, certification of disclosure and corporate or limited liability company resolution where necessary.

3.0 Severability and Validity

3.1 In the event that any portion or section of this Local Law may be determined to be invalid, the remaining portions and sections of this Local Law shall remain in full force and effect.