

**First, new Section 814 to be added to the Zoning Ordinance adopted on August 13, 2013:**

**(NEW) SECTION 814: EXISTING AUTHORITY OF PLANNING BOARD**

Prior existing authority of Planning Board is continued. Reference is hereby made to the Subdivision Ordinance of December 9, 2002, as amended thereafter, which addresses, among other things, major subdivisions, minor subdivisions, and lot line adjustments.

**Second, two amendments to be added to the Subdivision Regulations. Under Section 111, entitled "Subdivision Definitions" will be the new definition. Add a new Section 111.1, entitled "Lot Line Adjustment", and renumber sequentially thereafter the remainder of the subdivision definitions, so that the Subdivision will be 111.2, Minor Subdivision will 111.3, and so on.**

**(NEW) SECTION 111.1 LOT LINE ADJUSTMENT**

The process of moving/adjusting a lot line between two or more existing parcels under the authority of zoning officer approval, or Planning Board approval, as provided in Section 414 of this ordinance. The ownership of the lots involved by a single individual or entity, or by two or multiple separate individuals or entities, shall be irrelevant. A lot line adjustment is the relocation of an existing common property line between two (2) or three (3) abutting properties. No additional lots or building sites may be created. The number of lots after the property line adjustment may not exceed the existing number of lots from prior to the application.

**Finally, new Section 414 to be added to the Subdivision Regulations:**

**(NEW) SECTION 414:**

Under the limitations set forth below, an application for Lot Line Adjustment shall allow the Zoning Officer to approve same without involving the Planning Board.

An applicant may request that the subdivision review process be waived when a proposed subdivision:

- 1) Would not create an additional lot;
- 2) Is a minor modification of an existing lot line; or is the conveyance and merger of a portion of one parcel to an adjoining parcel;
- 3) Would not create a nonconforming parcel or cause any other parcel to become nonconforming;
- 4) Would comply with all applicable zoning requirements as to distances from parcel boundaries and setbacks, and applicable New York State Department of Health regulations that pertain to well and septic systems;
- 5) Does not involve land-locked parcels or create land locked parcels;
- 6) And does not create flag lot(s).

Zoning officer may by discretion refer any requests hereunder to the Planning Board.

To request such a waiver, the applicant shall submit:

- 1) A Lot Line Waiver application on the form provided by the Zoning Officer.

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2) A plat or map of all the parcels affected by the proposed adjustment, showing all existing buildings, the location of existing utilities or other easements or rights and the location of the wells and septic systems on the parcels involved. The map or plat shall also show the existing lot lines and location of the proposed new lot line and existing and proposed setbacks and distances to any existing buildings. This map shall have the title "Lot Line Adjustment between the properties of (name) and (name)", and shall include a restriction noted to the effect that the land added to the existing parcel is combined and/or merged to create a single undivided lot, and the existing remaining parcel also consists of a single undivided lot.

3) A fee as established by the Village Board of Trustees.

No more than two (2) property line adjustments on a site may be requested per calendar year. Property line adjustments can only be submitted on lots and lots of record. The adjusted lots must meet the standards of the Village of Trumansburg Zoning Law of 2012 and the standards of the Village of Trumansburg Subdivision Regulations of 2002 and must comply with the Tompkins County Health Department standards for wells and sanitation systems (Septic Systems).

Upon submission of a completed application, the Zoning Officer will make a decision, if he is able hereunder, to approve the Lot Line Adjustment, and if not, to forward the application of the applicant to the Planning Board within 45 days of receipt of the completed application, otherwise to review and either approve or deny the application within said 45 day period. Approval may be granted by the Zoning Officer. If the application is referred to the Planning Board by the Zoning Officer, and it is determined that the proposed adjustment meets all the requirements for Lot Line Adjustment, would not adversely affect the site development or the neighboring properties, would not alter the essential characteristics of the neighborhood or adversely affect health, safety, or welfare of the Village residents, applicant shall thereupon be granted approval of the waiver. If referred to the Planning Board by the Zoning Officer, the Planning Board shall render its decision within 45 days of the receipt by the Zoning Officer of the completed application.

If the granting of the Lot Line Adjustment will first require an area (or land use) zoning variance, the applicant shall obtain that variance first, and the application shall then be submitted for approval to the Planning Board and the time periods above shall be tolled until a favorable Zoning Board of Appeals decision is rendered. The Zoning Officer shall not have approval jurisdiction of a Lot Line Adjustment where the granting of a variance is required and obtained.

If the Zoning Officer is able to make the decision under the above provisions, no public hearing shall be required. If the application is referred to the Planning Board, the holding of public hearing shall be at the discretion of the chair of the Planning Board. If the waiver is granted, the applicant shall file the map or plat, with the Zoning Officer's signature of approval, with the Tompkins County Clerk Office within 60 days of the approval date shown on the map or plat. If the Lot Line Application goes before the Planning Board, the Planning Board's chairperson shall sign the survey map or plat, and the applicant shall file same with the Tompkins County Clerk's office within 60 days of the approval date shown on the map. If the Planning Board or the "Zoning Officer" denies the request for a waiver, the applicant may proceed with the ordinary subdivision review process, as more particularly provided for elsewhere in the ordinances of the Village.

By Order of the Village of Trumansburg Board of Trustees,

Tammy J. Morse  
Village Clerk

2-27-2013

**5. (City local law concerning Charter revision proposed by petition.)**

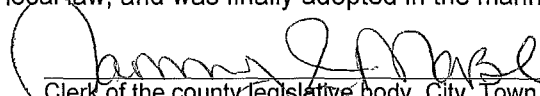
I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the City of \_\_\_\_\_ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on \_\_\_\_\_ 20\_\_\_\_, became operative.

**6. (County local law concerning adoption of Charter.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the County of \_\_\_\_\_ State of New York, having been submitted to the electors at the General Election of November \_\_\_\_\_ 20\_\_\_\_, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

**(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)**

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph \_\_\_\_\_ above.

  
Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: April 11, 2013

(Seal)