

Last Revised 11/09/06

**Local Law ____ of 2006
PROPOSED REVISION to Chapter ____ ZONING**

Section I - Supplementary dimensional regulations:

G. Additional density and site design standards for land to be subdivided:

3) Amend Section to read “Standards for lot count. For all subdivision applications, the maximum number of lots or dwelling units (N) which the Planning Board may approve for land to be subdivided shall be the whole number (all fractions excluded) which results from the following calculation:

Gross Parcel Area (GPA), minus Areas of Wetlands, Water bodies and Watercourses (WWW), as defined in Chapter 179 of the Town Code - Wetlands Ordinance, minus areas of freshwater wetlands (FW), as defined in Article 24 of the NYS Environmental Conservation Law, minus areas within the 100 year flood boundaries (FB), as defined on the Flood Boundary and Floodway Map issued by the Federal Emergency Management Agency, minus 50% of steep slopes (SS), defined as land with a slope greater than 20%, minus 10% of Gross parcel area (GPA). The ten-percent GPA deduction is to be made only when streets, common drives and other private roads are included within the subdivision.

Lot count formula is:

$$“N = (GPA - WWW - FW - FB - 50\% SS) - 10\% GPA$$

MLS”

Section II - Applications:

This Local Law will apply to all Applications which do not have Preliminary approval upon the effective date of this Law or those where a determination of significance has been adopted and a DEIS is not submitted within 9 months from the effective date hereof.

Section III - Effective Date:

This Local Law will take effect immediately upon its filing with Secretary of State.