

Description of changes to Chapter 0111 (Subdivision of Land and Placards):

Changes to conform to Code Chapter conventions.

Updated General References.

Chapter has been made gender neutral.

Updated references to New York State Village Law.

Changed references from "Master Plan" to "Comprehensive Plan".

Updated Planning Board policy and regulations to remove statements from the initial introduction of the chapter.

Added definitions for "Boundary Line Change", "Comprehensive Plan", "Lot", "Resubdivision", "Street Right-of-Way", "Village", "Village Attorney", "Village Engineer"; removed definition of "Master or Comprehensive Plan"; updated definition of "Subdivision Plat or Final Plat", "Street".

Changed references from "Building Inspector" to "Code Enforcement Officer", from "Secretary of the Planning Board" to "Village Clerk" throughout where appropriate.

Changed required number of copies and digital copies of materials throughout to a lesser number.

Added "boundary line change" and all required actions for "boundary line changes" throughout the chapter.

Added references to Chapter 57 (Reimbursement of Professional Consultants' Fees) throughout chapter as appropriate.

Changed reference to "Village Inspector" to "Village Engineer" throughout chapter as appropriate.

Changed 111-3 and 111-4 to remove units or uses.

Renamed 111-5 to "Final Approval of Minor Subdivision"; changed timeframe for public hearing; changed required notification to property owners and timeframe for doing so; changed timeframe for Planning Board action; added conditional approval; added actions associated with conditional approval.

Changed 111-6 (Preliminary Plat for Major Subdivision) to specify that waiver must be authorized and granted; all requirements for Minor Subdivision submission must also be met; changed "requirements" to "recommendations and objectives" of the Comprehensive Plan; added preliminary public hearing; changed timeframe and conditions for conditional approval.

Changed 111-7 (Plat for Major Subdivision) to add hardship condition; added Village of Cold Spring Water and Wastewater Department and New York State Department of Environmental Conservation approvals; changed requirement from Article 9-A of Real Property Law covering "Subdivided Lands" to "if subject to State Department of Transportation, County Highway Department or Village Highway Department" while the filing requirements to these organizations remain the same; changed the timeframe of the public hearing; changed required notification to property owners and timeframe for doing so; added a waiver for conducting public hearing; changed the timeframe on actions and conditions associated with a proposed Subdivision plat; added conditional approval of the Final plat; added plat void if revised after approval and conditions associated with this action; deleted Planning Board meeting with the Village Board.

Renamed 111-8 to "Performance Bond or other equivalent security"; added "or other equivalent security" where appropriate; changed "approved" to "accepted"; changed "with consent of the Village Board" to "after consultation with the Village Engineer" where appropriate; changed conditions for decreased/increased/new performance bond.

Renumbered 111-10 to 111-9 (Public streets; recreation areas); changed "may require" to "will require" of written agreement.

Renumbered 111-11 to 111-10 (Maintenance bond; improvements); added "other security"; changed 3 years to 2 years; added Village Engineer shall determine amount, not to exceed 20%; changed consent of Village Board to consultation with Village Engineer; identified Village Engineer or others as alternate inspector where appropriate.

Renumbered 111-12 to 111-11 (Minimum standards; waiver); changed "shall" to "can".

Renumbered 111-13 to 111-12 (General considerations); changed section reference numbers from 111-13 through 111-22.

Renumbered 111-14 to 111-13 (Street layout); added all streets shall have sidewalks on both sides; added dead-end streets and loops are discouraged; added conditions for dead-end streets; deleted footpath from block size.

Renumbered 111-15 to 111-14 (Street design); added fire hydrant approval by Village Water Department; added reference to Chapter 81 (Outdoor Lighting Standards); added electric utilities to be underground; deleted reference to sketch.

Renumbered 111-16 to 111-15 (Street names).

Renumbered 111-17 to 111-16 (Lots); added reference to Chapter 106 (Steep Slopes) and to New York State Village Law.

Renumbered 111-18 to 111-17 (Drainage Improvements); changed from 10 year storm to 25 year storm; changed flooding determined by Planning Board to Federal Emergency Management Agency; added reference to Chapter 52 (Floodplain Management).

Renumbered 111-19 to 111-18 (Parks, open spaces and natural features); deleted section on "Recreation Areas"; changed tree specifications; removed "advice and consent of the Village Board"; added specimen tree.

Renumbered 111-20 to 111-19 (Sketch plan).

Renumbered 111-21 to 111-20 (Minor Subdivision plat); added all the requirements of a Sketch Plan; referenced 111-16 F for monuments and Lot corner markers; added contours, proposed grades and first floor elevations; added requirements for meeting specifications of NYS DEC, Village of Cold Spring Water and Wastewater; changed from "North" to "true North"; added metes and bounds of proposed Lot lines, Easements, areas of dedication, tax Lot IDs, location map, SEQR Environmental Assessment Form.

Renumbered 111-22 to 111-21 (Major Subdivision Preliminary Plat and data); added metes and bounds of proposed Lot lines, areas of dedication, tax Lot IDs, location map; changed tree specifications, SEQR Environmental Assessment Form; added requirements for sanitation and water supply facilities; changed contour intervals; added requirements for location and size of all proposed water lines, valves, hydrants and sewer lines and fire alarm boxes, connection to existing lines or alternate means of water supply or sewage disposal and treatment; added storm drainage plan subject to review of Village of Cold Spring Water and Wastewater Department; added conformance to Chapter 81 (Outdoor Lighting Standards); added a Zoning table requirement; added to survey Lot corner markers and First Floor Elevation of existing buildings.

Renumbered 111-23 to 111-22 (Major Subdivision Final Plat and data); changed from "North" to "true North".

Renamed Article VI from "Variances and Waivers" to "Waivers and Appeals"

Renumbered 111-24 to 111-23 (Waiver of requirements); paragraph substantially rewritten.

Renumbered 111-25 to 111-24 (Imposition of conditions).

New 111-25 (Appeals).

Renamed Article VII from "Fees" to "Administration and Enforcement"

111-26 (Consultants' Fees) – added that fees are due at time of submission of application.

Added 111-27 (Conflicts), 111-28 (Designation of Enforcement Official), 111-29 (Penalties).