

Chapter 129

SUBDIVISIONS

[HISTORY: Adopted by the Board of Trustees of the Village of Saddle Rock 1-7-1998 by L.L. No. 1-1998. Amendments noted where applicable.]

GENERAL REFERENCES

Planning Board — See Ch. 22.

Zoning — See Ch. 150.

§ 129-1. Planning Board.

The Board of Trustees of the Village of Saddle Rock shall constitute the Planning Board.

§ 129-2. Subdivision control.

No person shall divide any property in the Village of Saddle Rock into more than one lot, plot, block, site or unit of land without the prior approval of the Planning Board. For the purposes of this chapter and Chapter 150, Zoning, of this Code, the term "property" shall mean any contiguous property in common ownership, regardless of the tax lot identification of any part of such property, and any such contiguous property in common ownership shall be deemed to constitute a single lot for the purposes of this chapter and Chapter 150.

§ 129-3. Applicable law. [Amended 3-4-1998 by L.L. No. 2-1998]

The provisions of Article 7 of the Village Law and § 334-a of the Real Property Law shall be applicable to any application for subdivision of property in the village, with the following exceptions:

- A. Section 7-728, Subdivision 8, of the Village Law is hereby amended in its application to the Village of Saddle Rock, to read as follows:
 - (1) Default approval of preliminary or final plat. In the event that the Planning Board fails to take action on a preliminary plat or final plat within any time period prescribed by law, such preliminary or final plat shall not be deemed approved.
- B. Section 7-730 of the Village Law is hereby amended in its application to the Village of Saddle Rock by adding thereto a new paragraph, to be Subdivision 6-a, to read as follows: [Amended 9-2-1998 by L.L. No. 3-1998]
 - (6-a) Planning Board's authority to grant waiver or area variance.
 - (b) In approving a subdivision or partition of property into no more than five lots, the Planning Board may waive any or all of the requirements for subdivision approval, on such terms and conditions as it may deem appropriate.

- (c) In approving a subdivision or partition of property containing no more than two lots, the Planning Board may grant variances of the requirements of Chapter 150 of this Code in the same manner, and subject to the same restrictions, as could be granted by the Board of Appeals.