

A. Lot Line Amendments:

1. An applicant may request that the subdivision review process be waived and that a proposed property transaction be considered a lot line amendment if the transaction meets the following criteria:
 - a. It would not create an additional lot.
 - b. It involves a minor modification of an existing lot line; or is the conveyance and/or merger of a portion of one parcel to an adjoining parcel.
 - c. It would not create a nonconforming parcel or cause any other parcel to become nonconforming under this Law or the New York State Adirondack Park Agency Act and Adirondack Park Land Use and Development Plan.
 - d. It would comply with all applicable zoning requirements of this Law and applicable New York State Department of Health regulations pertaining to well and septic system distances from parcel boundaries.
 - e. Has received a non-jurisdictional determination from the Adirondack Park Agency.
2. To request a lot line amendment, the applicant shall submit to the Code Enforcement Officer:
 - a. A letter signed by the parcel owners, or their duly authorized agents, of both affected parcels consenting to the lot line amendment.
 - b. A plat or map of the parcels affected by the proposed lot line amendment showing:
 - 1) All existing buildings, utilities or other easements or rights-of way of wells and of septic systems.
 - 2) The correct lot lines and the location of the proposed new lot line, along with the existing and new setback distances to any existing buildings, wells and septic systems.
 - 3) The title "LOT LINE AMENDMENT between properties of (name) and (name)", and shall include a restriction to the effect that the land added to the existing parcel, and the existing parcel are combined to form a single, undivided lot.
3. Upon submission of the letter and map/plat, the Planning Board shall, within 62 days, review the request and issue its approval or denial. Approval may be granted when the Planning Board determines that the proposed amendment:
 - a. Meets all requirements for a Lot Line Amendment.
 - b. Would not adversely affect the site's development or neighboring properties.
 - c. Would not alter the essential characteristics of the neighborhood or adversely affect the health, safety or welfare of Town residents.
4. No public hearing shall be required on requests for lot line amendments.
5. All approved lot line amendments shall be filed by the Applicant:
 - a. With the Fulton County Clerk within thirty (30) days of the approval date. The map shall be signed by the Chairperson of the Planning Board.
 - b. Town Clerk.
6. No person shall file plat or map for any lot line amendment with the County Clerk without first obtaining the Planning Board Chairperson's signature on the plans.
7. If the Planning Board denies the request for a lot line amendment waiver, the applicant may proceed with the review procedures for a Minor Subdivision as set forth in Section V.