Town of Northampton

Subdivision Waiver for Lot Line Adjustment

Date _____   Application _____

Applicant name _____

Property address _____

The Town of Northampton Zoning and Subdivision Law, Article VIII, Section C, (1) allows an applicant to request a waiver for a Lot Line Adjustment if the following criteria are met;

(a) It would not create an additional lot.

(b) It 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.

(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.

To request a lot line adjustment waiver, the applicant shall submit:

(a) A waiver application that shall be signed by the parcel owners, or their duly authorized agents, of both affected parcels.

(b) A plat or map of the parcels affected by the proposed adjustment, showing all existing buildings, the location of existing utility or other easements or rights of the location of existing utility or other easements or rights-of-way of wells and of septic systems. The map shall show the existing lot lines and the location of the proposed new lot line, and the existing and new setback distances to any existing buildings.

The map shall have the title "LOT LINE ADJUSTMENT 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.

(c) A fee as established by the Town Board in the Schedule of Fees. ($40.00)

I hereby request a waiver for the following parcels;

Parcel #1 _____ Signature _____

Parcel #2 _____ Signature _____