

Altered Lot Line: The process whereby the owner of one parcel of land conveys a portion of land to an adjacent landowner merely for the purposes of increasing the size of the neighbors' land OR to accommodate a natural feature of the premises or the local zoning law **without creating a new lot**. However, this lot line law shall not be applicable where any lot affected by the proposed new lot line creates a new sub-dividable parcel and the applicant must in that case submit a full minor or major subdivision application and provide all land is within the same school district.

96-4 Procedure for creating an altered lot line.

A. A map and survey of the portion of land to be conveyed by a grantor to his /her adjacent landowner shall be prepared showing any existing buildings within 100 feet of all boundary lot lines.

B. A map or survey of the adjacent landowners' property shall also be prepared if required pursuant to the provisions of subsection G below; said map or survey shall show both the adjacent landowner's parcel and the parcel to be acquired as a single parcel of land

C. The grantor shall convey the parcel of land in issue by way of a proper deed and shall record the same

D. The adjacent landowner shall prepare and record a deed which describes as a single parcel his/her existing property and the parcel being acquired from the grantor. In the event however a survey of the adjacent landowners' property is not used, then the adjoining landowner shall prepare and record one deed which describes both his/her existing parcel being acquired from the grantor as two separate parcels. In such case, however, the deed shall contain a clause stating that the purpose of acquiring the additional parcel is merely to increase the size of the existing parcel and that no new building lot is created by the conveyance

E. Review and Approval

(1) Prior to approving an altered lot line, the Jewett Planning Board shall review:

- (a) The map and survey of the land to be conveyed by the grantor
- (b) The map or survey showing both the adjacent landowners property and the land to be conveyed by the grantor as a single parcel of land
- (c) The deed conveying the parcel in issue to the adjacent landowner
- (d) The deed of the adjacent land owner which describes his existing property and the parcel being acquired from the grantor, either as a single parcel or as two separate parcels in accordance with the provisions of subsection D above. .
- (e) School districts for both lots as property must all be in one school district.

(2) Upon approving an altered lot line, the Jewett Planning Board Chair shall mark the adjacent landowner's survey map "accepted for filing by the Jewett Planning Board" and it shall be properly signed and dated by the duly designated officer of the Planning Board. In the event the approved survey map and receptive deeds are not filed in the office of the Greene County Clerk **within 30 days of the date upon which they were approved, the altered lot line shall become null and void as though it had never been approved. The 30 day time period however may be extended upon the request of the grantor or the adjacent landowner and upon approval of the planning board.**

F. Unless a waiver is granted pursuant to 140-5 of Chapter 140 Subdivision of Land, an altered lot line shall not be approved where such conveyance would cause a parcel to fail to meet the requirements of 140-3

G. The Jewett Planning Board may in its discretion require a survey map of the adjacent landowner's property with just cause

96-5 FEE {Amended 12-9-2004 by LL No. 6-2004}

The Town of Jewett shall charge a fee as shall be set from time to time by resolution of the town board for each lot line application submitted.