

Town of Coxsackie

Subdivision of Land

Amend Section 174-3 with the below.

§ 174-3. Definitions.

MAJOR SUBDIVISION — Any subdivision not classified as a minor subdivision, including but not limited to subdivisions of ~~eleven (11) or more~~ six (6) or more lots or any size subdivision requiring any new street or extension of municipal facilities. Nonmunicipal public utilities, such as electricity and telephone, shall not be considered to be municipal facilities.¹

MINOR SUBDIVISION — Any subdivision containing ~~more than two (2) but not more than ten (10)~~ five (5) or less lots fronting on an existing street, not involving any new street or road or extension of municipal facilities and not adversely affecting the development of the remainder of the parcel or adjoining property and not in conflict with any provision or portion of the Master Plan, Official Map or Zoning Ordinance,² if such exists, or these regulations. Nonmunicipal public utilities, such as electricity and telephone, shall not be considered to be municipal facilities.³