

Section 6: Local Land Use Approval Process

6.0 INTRODUCTION

The Town of Southeast currently has a Zoning Code and Subdivision Regulation. These local laws set forth the required procedure for reviewing development applications and provide guidance to the Planning Board and Town Board with respect to the conditions and criteria for judging the appropriateness of an application.

6.1 SUBDIVISION REGULATION

The Town's Subdivision Regulation sets forth specific processes for submission and review of subdivision applications. These regulations include comprehensive provisions that instruct both the applicant and the reviewing board (Planning Board) in what measures must be followed in developing the subdivision plat. The Regulations include references to pertinent Local Laws for zoning, wetlands protection, flood damage prevention, and tree protection.

The Planning Board understands the importance of water quality protection and insists that applicants consult with NYCDEP early in the review process to ensure that NYCDEP's comments and concerns are incorporated into the review process. The Planning Board will not provide final subdivision approval without documentation that NYCDEP has approved all stormwater management and wastewater treatment elements of the proposed subdivision. The Planning Board will grant preliminary subdivision approval to allow the project sponsor to make application to the Putnam County Department of Health for review of the proposed wastewater treatment systems.

6.2 ZONING CODE/SITE PLAN REVIEW

The Town's Zoning Code includes specific guidance for processing site plan applications. This section of the Code (§138-41 *et seq.*) includes direct references to other local laws for environmental review and protection of natural features. The Code also includes "General criteria and standards" (§138-46) that includes provisions on community character, conformance with the Comprehensive Plan, vehicular access, drainage, landscaping, and "ecological considerations" such as protection of critical areas (streams, wetlands, slopes, vegetation, etc.), erosion and sedimentation, and scenic and historic resources.

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