



**CORTLAND COUNTY HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH**

60 Central Avenue
607-753-5035

Cortland, New York 13045-2746
Fax 607-758-5578

Memo

To: Cortland County Municipal Boards, Zoning/Code Officers and Planning Boards
From: John T. Helgren, County Health Department – Division of Environmental Health
Date: 8 January 2009
Re: Minimum Lot Sizes Regulations - Revision for Final Review

Enclosed for your review is the latest proposed revision to the Minimum Lot Size Rules and Regulations for Cortland since our last correspondence on 9 November 2007. These rules were first updated in February 2007, with an increase in the minimum lot size dimensions to 300 ft. by 350 ft. (2.4 acres) for lots requiring on-site septic systems and wells. Please be aware that these are dimensional minimums, not simply acreage minimums. The increase in lot size was needed to meet new state regulations regarding separation distances between drinking water wells and sewage systems.

Since the revision given to you in November 2007, the Division presented the update to several municipal committees and board members in the County. From these meetings and presentations, comments and concerns were received. The primary requested revision was that the regulation allow for consideration of lots which do not meet the minimum lot dimensions, but could meet minimum separation distance requirements. It is believed the enclosed revision addresses this concern by allowing application for a specific waiver, as given in Rule 2 (p) and Rule 3 (f). Note that with the specific waiver allowance, the rule requires absolute minimum dimensions of 150 ft. by 300 ft. To help accommodate concerns, this revision also requires an area be provided for well replacement (see Rule 2 (n) and Rule 3 (a)). Rule 3 (a) also requires that subdivision of lots with existing septic systems or wells provide areas for their replacement.

The next step for the county Health Department will be to confirm this revision with the municipalities. I will be contacting Town supervisors to solicit any further comments or questions regarding this final revision, and if desired, I would be pleased to discuss the revision with your Board. After this step, further revision can be made if necessary, then the Board of Health would review the revision for adoption, and once adopted the County would issue a public notice of the revision to the rules and regulations.

Your understanding and assistance in this process has been appreciated. If you would like to discuss the revision further, please contact me at our office (phone 753-5035) by January 20, 2008, which is the date of the next Board of Health Meeting. Thank you.