

CHANGE EXISTING SECTION IV As Follows:

F. Compliance with Minimum Lot Area Per Dwelling Unit Requirements

1. A residential lot of required or larger than required size as set forth in this Ordinance shall not be reduced in size for transfer of ownership if such lot so subdivided will form two or more lots which shall not be in compliance with the requirements for the minimum lot area per dwelling unit for the district in which such lot or lots are situated, except as provided in Section V,I (Open Space Conservation Subdivision).

ADD NEW SECTION TO SECTION IV as follows:

J. Density Calculation.

1. For all hamlet residential, business/residential districts, industrial, and RhoR1, the density of development shall be based upon the total gross acreage of the parcel and calculated using the required minimum lot size pursuant to Table 1 of this Section.
2. For the Ag district and Carson Road District, the density of development for any subdivision shall be based upon the net acreage of the parcel and calculated using the required density of Table 1 of this Section. Net density shall be calculated upon net acreage after exclusion of the following lands adjusted with the multiplication factor of Table 3. Calculate this by determining the total acreage of the following environmental features:
 - a. The 100-year flood plain as defined by the Federal Emergency Management Agency (FEMA) Flood Hazard Boundary maps as those maps now exist or as they may be amended from time to time;
 - b. Wetlands, including New York State designated wetlands (excluding the 100-foot buffer), wetlands regulated by the U.S. Army Corps of Engineers or any successor agency, and wetlands designated on the Ancram Biodiversity Map, the DEC Ancram Habitat Summary, and the Ancram Town Map of Vernal Pools, as may exist, as those wetlands may now exist or as may be found to exist;
 - c. Lands covered by natural or constructed water bodies including retention and detention basins.
3. Calculate Adjusted Density. The maximum allowable number of lots is calculated by multiplying each of the environmentally constrained acreage by the multiplication factors (below) and the 3.5 density. The total number of new lots allowed to be established through this process is the maximum number permitted for the entire parcel. The number of lots created shall be rounded up to the nearest whole number if the density calculation results in a fraction greater than 0.5.

If the number calculated is a fraction of 1 (one) then the adjusted density is rounded up to 1 unit.

Table 3.

Site Characteristic	Multiplication Factor*
Open Water	0.0
Wetlands, State and Federal	0.05
100 Year Flood Hazard	0.2
Steep Slope 15% to 20%	0.3
Steep Slopes > 20%	0.4

* Where two or more constrained areas overlap, the more restrictive multiplication factor shall be used.

4. Allocation of Density. All lots created or remaining from the original parcel shall have at least one allocated dwelling unit unless that land or lot is being permanently joined to an adjacent parcel which either contains an existing dwelling or has allocated to it the right to construct at least one (1) dwelling. If a parcel is not fully subdivided at the time of a subdivision, the remaining lots that could be created from the original parcel pursuant to the Density Control Schedule shall be allocated and recorded (see (e) Monitoring Lot Splits, below) or the Planning Board shall allocate the remaining lots evenly across the remaining acreage of the parcel.
 - a. For parcels that are not subdivided into the maximum number of lots allowed by this Ordinance at one time, the Planning Board shall require a notation to be placed on all plat maps to clearly inform the landowner(s) how many additional lots remain eligible to be created in a future subdivision. An additional plat note shall be required stating that the 60% open space requirement may be triggered if, in the future, a major subdivision is created from cumulative multiple minor subdivisions. In such case, all major subdivision requirements, including maintaining 60% of the parcel as open space shall be met.
5. Monitoring Lot Splits. The adjusted density calculated pursuant to this Section, is the total and maximum development potential for a particular parcel, regardless of the number of times a parcel is subdivided. Once this full development potential has been reached through subdivisions, no further density or subdivision activity shall be allowed. The Town of Ancram recognizes that proper administration of the average density concept is important in meeting the intent of this law. The following procedures have been established to help ensure proper monitoring of lot splits.
 - a. An official parcel map indicating existing lots, parcel numbers, and land ownership shall be established along with an official register containing this information.

- b. The Town shall maintain a record of the estimated allotment of lots and dwelling units possible under this law for each parcel under review.
- c. The Planning Board shall calculate the number of lots allowed as per Section IV of this law.
- d. A property owner submitting a subdivision plan shall be required to specify on his/her plan and on any approved final plat, which lot or lots shall carry with them the right to erect or place any unused allocation of dwelling units the parcel may have. Plat notes shall be required to indicate the total number of lots eligible to be created, the number of lots proposed to be allocated as part of the subdivision, and the number of remaining lots that could be created in future subdivisions pursuant to (d) (1) of this sub-section.
- e. As allotments are used up, the official parcel map and register shall be updated to reflect these changes. All future plat maps shall also reflect this information.
- f. The official map and register shall be maintained by the Planning Board Clerk upon final approval of each subdivision and copies made available for inspection by the public.