**Proposed Code Revisions**

1. Streets and Sidewalks. §138-18(G). Any road, street, or recorded or prescriptive right-of-way on or over private land which predates December 16, 2009, and which provides access to an existing residence or building or an approved subdivision shall not be required to comply with this section, except that any such road, street, or recorded or prescriptive right-of-way must be improved so as to allow emergency vehicle access before the issuance of a certificate of occupancy for any new construction requiring the use of said access. Up to three additional lots or residential units which otherwise comply with all sections of the Catskill Town Code may be created to front on such pre-existing private road, street, or recorded or prescriptive right-of-way. [Added 4-20-22 by L.L. No. 1-2022] The approval of four or more additional lots or residential units shall require compliance with §138-18(A)(B).
2. Subdivision, Zoning – Definitions.

LOT – A parcel of land occupied or designed to be occupied by one building and the accessory buildings or uses customarily incidental to it, including such open spaces as are arranged and designed to be used in connection with such buildings pursuant to Chapter 160, and which has frontage on a public or approved private street which provides access thereto, or in the case of a minor subdivision, on a driveway if otherwise in compliance with Section 140-18(12)(i).

SHARED DRIVEWAY – A driveway providing access for up to three lots, provided that each lot served by the shared driveway has 50 feet of frontage on or public or private road or is otherwise in compliance with Section 140-18(12)(i).

1. § 140-18 (12)(i).

In accordance with the requirements for establishing an open development area or areas found at Town Law 280-a(4), in R/A and MR zones, a buildable lot need not have frontage on a public or private road (a) if it has access to a public or private road by a recorded right-of-way subject to a maintenance agreement (b) there shall be no further subdivision of any lot without frontage on a public or private road, which shall be designated NOT TO BE FURTHER SUBDIVIDED on the survey map (c) only one single-family residence is permitted per lot (d) the use of the right-of-way shall be limited to three lots (e) no Certificate of Occupancy shall be issued unless any building constructed thereon have emergency vehicle access in accordance with state law and (f) no lot can be used to provide access to additional adjacent landowner, except in the case of a pre-existing right of way.

1. Solar Energy Systems. § 134B-9(8).

In all zones large scale solar energy systems are permitted only on open fields which have been mowed, plowed or otherwise cultivated within the last twenty four months.

1. § 140-11(N). Reservations of parkland on major subdivision plats containing residential units.
2. Before the planning board may approve a major subdivision plat containing residential units, such subdivision plat shall also show, when required by such board, a park or parks suitably located for playground or other recreational purposes. Said parks shall constitute a percentage of the overall subdivision as determined by resolution of the planning board.
3. Land for park, playground or other recreational purposes may not be required until the planning board has made a finding that a proper case exists for requiring that a park or parks be suitably located for playgrounds or other recreational purposes within the town. Such findings shall include an evaluation of the present and anticipated future needs for park recreational facilities in the town based on projected population growth to which the particular subdivision plat will contribute.
4. Said parkland shall be owned by the applicant or homeowner’s association, to be utilized by the residents of the subdivision and their guests, unless the town, at its sole discretion, accepts said parkland for town ownership, and then said parkland shall be utilized by the public at the direction of the town board.
5. In the event the planning board makes a finding pursuant to paragraph (b) of this subdivision that the proposed subdivision plat presents a proper case for requiring that a park or parks suitably located for playgrounds or other recreational purposes, but that a suitable park or parks of adequate size to meet the requirement cannot be properly located on such subdivision plat, the planning board may require a sum of money in lieu thereof, in an amount established by resolution of the town board. In making such determination of suitability, the board shall assess the size and suitability of lands shown on the subdivision plat which could be possible locations for park or recreational facilities, as well as practical factors including whether there is a need for additional facilities in the immediate neighborhood. Any monies required by the planning board in lieu of land for park, playground or other recreational purposes, pursuant to the provisions of this section shall be deposited into a trust fund to be used by the town exclusively for park, playground or other recreational purposes, including the acquisition of the property.
6. Fees required pursuant to paragraph (c) of this subdivision shall be paid as a condition of approval for any preliminary plat.
7. 160-8 Interpretation of district boundaries.  For all parcels fronting on a street or highway the entire parcel shall be deemed within the boundary of the district in which the street or highway frontage lies when 75% of the parcel lies within the boundary of the district in which the street or highway lies.
8. Multiple Family Dwellings are SP in HR zone.
9. Mobile Homes, on a permanent block or brick foundation, will be a permitted use in all residential and commercial zones, and permitted by special use in conservation.
10. Shipping Containers will be permitted in RA, HC and I subject to provisions of Chapter 132A of this code.
11. Home occupation are permitted in all residential and Commercial Zones.
12. Add to Definition of Accessory Use: No buildings with plumbing shall be considered permitted accessory use, except for a garage with a door or doors permitting vehicular access.
13. 90-7. “Registered mail” shall be changed to “Certified mail.”
14. 115-20 delete (B)(C).