

SUBDIVISION PROGRAM

Clinton County Subdivision Program

A realty subdivision is created whenever a piece of land is divided up into 5 or more building lots within a short period of time. The role of the Clinton County Health Department is to review and approve plans for realty subdivisions before homes are erected and people are living on the land, in order to ensure that the subdivision will provide safe and sanitary living conditions for its residents.

During the planning stage, the developer of the subdivision must demonstrate that the land is free of any harmful soil or water contamination, and must also demonstrate how each home is to obtain drinking water and dispose of its sewage waste. If municipal water and sewage systems are not available, and individual septic systems and wells are proposed, the developer must perform soils tests for septic system design on each proposed lot and must drill at least one test well for water well design. The Health Department witnesses the soils tests, and also ensures that the water well is tested for adequate yield and water quality. Once these tests are completed, the developer submits engineered plans that show technical details of how the lots are to be developed - well locations, septic system construction details, drainage patterns, etc. The Health Department reviews the engineered plans and will suggest modifications to the plans to ensure they meet various code requirements.

Once the plans are revised, and approved by the Health Department, the plans are filed with the County Clerk and the lots can be offered for sale.

What are the Steps of Subdivision Program?

- > Notice of Intent
 - > Preliminary field visit, soil tests, etc.
 - > Submittal to Health Dept
 - > Check for completeness
 - > Review by engineer
 - > Review letter
 - > Resubmission*
 - > Review of revised plans*
 - > Approval letter
 - > Plans stamped
 - > Letter of completed works from designer
 - > Final approval
- *more than one resubmission may be needed

What Determines How Long it Takes?

- > Accuracy and completeness of original submission
- > Complexity of project
- > Requests for waivers or exceptions
- > Workload-which project has priority
- > Availability of Health Dept. staff

What are the Realty Subdivision Regulations in New York State?

Article 11, Title II Public Health law

Article 17, Title 15 Environmental Conservation Law

Article X, Clinton County Sanitary Code

Examples of Some of the Documents Involved in the Subdivision Program

- > Perc Sample
- > Subdivision Map Drawing
- > Subdivision Map Detail
- > Approval Letter

Contact Us

To receive more information or assistance with the Subdivision Program's steps, call or visit us at:

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