

ARTICLE VII

REALTY SUBDIVISIONS

7.1.0 - Declaration of Policy

It is hereby declared to be the health policy of the Rockland Health District to assure that land which is going to be divided into five or more parcels is developed with proper installation of potable water supplies, sewage disposal and land drainage facilities.

7.2.0* - Definition

Subdivision

The term "**subdivision**" shall have the meaning ascribed to it in Section 1115 of the Public Health Law. (*Amended 1/92)

7.3.0 - Approval of Plans

No subdivision, or portion thereof, shall be sold, offered for sale, leased or rented by any corporation, company, or person, and no permanent building shall be erected thereon, until a plan of such subdivision shall be filed with, and approved by the Rockland County Commissioner of Health.

7.3.1 Such plan shall set forth methods for obtaining and furnishing adequate potable water, sewage, and land drainage facilities to said subdivision, and shall be accompanied by a statement as to methods proposed for supplying water and sewage service, and by such other information as may be reasonably required by the Commissioner.

7.3.2 If, in the judgment of the Commissioner, the proposed method of providing potable water supply or sewage disposal would be, or become inadequate, or endanger the public health by reason of unfavorable topography, drainage, soil, density of population, or any other sanitary or physical feature, the Commissioner may refuse such approval. The determination of the Commissioner in refusing such approvals shall be final.

7.3.3 The owner of a subdivision offering lots for sale in a realty subdivision in which public water supply and/or a sanitary sewer system is not provided, shall furnish each purchaser, at the time of the sale, a legible reproduction of the plans or plot of the realty subdivision as approved by the Commissioner, or a copy of the plan of the individual lot showing locations of water and sewerage facilities.

7.3.4* A fee per lot shall be paid for each subdivision approval or any revision thereof. The fee shall be paid by cash, check or money order made payable to the Commissioner of Finance. (*Revised 8/97)

7.3.5* The Commissioner of Health may require implementation of some or all of the recommendations of the Rockland County Soil and Water Conservation District

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in order to protect streams that may be the source of water for public water supplies. (*added 1/92 - amended 9/92)

7.4.0 - Recording With County Clerk

The Rockland County Clerk shall not file or record or accept for filing or recording any map or plot showing a subdivision of five or more lots in any town, village, or city, unless there is endorsed thereon, or annexed thereto, a certificate of the Commissioner, approving the water supply and sewage systems proposed or installed for such subdivision and consenting to the filing thereof.

7.5.0 - Installation of Potable Water, Sewerage and Land Drainage Facilities

7.5.1 Inspection of Individual Water and Sewerage Installations Required

No installation of individual water supply and sewage disposal facilities shall be completed on any approved subdivision until an inspection of this installation has been made by the Department of Health. Individual sewage disposal installations shall be left sufficiently open so that the inspecting person can determine that the system has or has not been installed in exact accordance with the approved subdivision plans or approved revisions thereof.

7.5.2 The installation of potable water supply, sewage facilities, and land drainage shall be in accordance with the plans or any revision or revisions thereof, approved by the Commissioner.

7.6.0 - Fee*

A fee for inspection shall be collected from the person requesting the inspection at the time the Certificate of Approval is issued. This fee shall be paid by cash, check or money order made payable to the Commissioner of Finance. (*Revised 8/97)

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