

§197-63. Site plan procedure.

S. Procedure for Public Sewer Connections

(1) There are many premises within the Village, especially within the central portion of Main Street, that are not retaining and recharging stormwater. The stormwater from such premises runs into the Village's sidewalks, its streets, adjoining properties and into the Village's stormwater collection system. This causes overburdening of the stormwater collection system and dangerous flooding conditions. The connection of such premises to the public sewer will require the abandonment of existing septic systems and make portions of such septic systems and/or the area upon which they are located available to retain stormwater on premises. The Village has determined that a process to review all premises within a service area prior to connection to the public sewer to maximize retention and recharge of stormwater on premises is necessary to enhance the public health and safety in the Village.

(2) As a result, the Board of Trustees has determined that all premises to be connected to the public sewer shall be required to obtain a Site Plan for Sewer Connection to maximize retention of stormwater on premises.

(3) The owner of any premises, as defined in Chapter 143 (Sewers) of the Village Code, whose premises is required to connect to the public sewer, shall within _____ days of receiving Notice to Connect pursuant to §143-7 B of the Village Code, file an application for a Site Plan for Sewer Connection with the Building and Zoning Administrator in accordance with this subsection S.

(4) The application for Site Plan for Sewer Connection shall conform to the following minimum standards:

(a) Submission of plans to scale showing the following:

- i) all components and their location on the premises of the existing sanitary system;
- ii) all components and their location of the existing method of disposing of stormwater, as defined in §143-4 of the Village Code, from the premises;
- iii) the proposed connection of the premises to the public sewer showing all information required by the Suffolk County Department of Health Services, the Suffolk County Department of Public Works and the Suffolk County Sewer Agency;
- iv) the means by which stormwater will be retained for discharge on the premises. In this connection, if necessary, the plans shall utilize the existing septic facilities, which will have to be abandoned, for stormwater recharge on the premises;

(b) Submission of a survey of the premises showing all structures and utilities and any other information or documentation required by the Building and Zoning Administrator.

(5) The plans referred to in subsection (3) above shall be accompanied by an application in form approved by the Village's Board of Trustees signed by the owner of the premises or by a representative authorized in writing by the owner. The application form shall be available from the Building and Zoning Administrator.

(6) There shall be no fee for an application for a Site Plan for Sewer Connection.

(7) Procedure for Site Plan for Sewer Connection:

(a) Review shall commence with an owner submitting an application consistent with the provisions of §197-63S to the Building and Zoning Administrator.

(b) Within 10 days of receipt of an application, the Building and Zoning Administrator shall determine whether the application is complete. If the application is determined to be incomplete, the Building and Zoning Administrator shall give written notice thereof to the owner, specifying the deficiencies. The Owner shall have 10 days from receipt of said notice to supply the additional information and/or documentation.

(c) Once an application has been deemed complete, the Building and Zoning Administrator shall have 30 days to review the application and issue a determination in writing:

(i) Approving the application;

(ii) Approving the application with conditions; or

(iii) Declaring the application ineligible for approval by the Building and Zoning Administrator, in which case the application shall be referred to the Planning Board for site plan review pursuant to the relevant requirements of this Chapter.

(d) In reviewing an application, the Building and Zoning Administrator shall consider the following factors:

(i) The necessity of retaining storm water on premises so as not to impose a burden on sidewalks, streets, adjoining properties and on the public storm wastewater system.

(ii) The size of the subject parcel.

(iii) The existing drainage facilities on the site.

(iv) Whether repurposing the abandoned sanitary system is a viable option for retaining stormwater on the premises.

SECTION 3. If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this article or in its application to the person or circumstance directly involved in the controversy in which such judgment or order shall be rendered.

SECTION 4. This Local Law shall take effect immediately upon filing with the Secretary of State of the State of New York.