

TOWN OF VERONA PLANNING BOARD

Chairman: Tom Urtz

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Durhamville, New York 13054

Phone: (315) 363-6799

Boundary Line Adjustments (Annexation) Guidelines

The Planning Board will allow for Boundary Line Adjustments (annexation) without going through a subdivision application and public hearing if the following conditions are met:

1. No additional lots are created.
2. A survey map will be provided showing the proposed boundary line adjustments.
3. The survey map will contain information demonstrating that all dimensional requirements including minimum lot size and road frontage for the conveying lot have been met.
4. The survey map will also show any principal and accessory structures adjacent to any of the proposed boundary line adjustments to demonstrate that any setback requirements (front, side, rear) will be met.
5. If the proposed adjustment will result in a setback requirement not being met, the Boundary Line Adjustment will not be approved until a variance from the Zoning Board has been approved
6. Changes to any lot may not result in creating a non-conforming lot.
7. If there is already a non-conforming lot, the changes may not result in increasing the degree of non-conformity.
8. The proposed boundary line adjustment cannot result in any harm to the adjacent property owners not a party to the annexation. If there is a question as to whether any harm will be created by the adjustment, the Planning Board will require the applicant to go through the subdivision process including a public hearing.