



BUILDABLE LOT

Before a building permit can be issued for any type of residential dwelling or commercial building, it must first be determined that the lot is a “buildable lot”. This means that it must meet the size and frontage requirements in the town zoning law and subdivision requirements where applicable. It also means that the Department of Building and Development must be satisfied that it is feasible to obtain potable water and provide adequate sanitary facilities.

With regard to water, the applicant must either have evidence of a valid water contract with a water company or evidence from a certified testing laboratory of the potability and availability of water from a well. This means that the well must be drilled, proven and tested prior to the issuance of a building permit for any structure.

With regard to sanitary facilities, if sewer is unavailable and a septic system must be used, a design stamped and signed by a New York State licensed engineer must be submitted showing satisfactory percolation test results. If it is necessary to use a fill type system, the fill must be in place and stabilized for a period of up to six months, as determined by the engineer, and evidence submitted of a satisfactory final percolation test on this fill in place prior to the issuance of a building permit for any structure.