
Mile 17/18 Subdivision



October 16, 2023

Goals and Objectives

Primary:

- Balance Revenue vs Costs
- Preserve access to the two imbedded parcels for which we have already granted easements
- Allow development of higher end homes while minimizing or discouraging commercial activity such as lodges

The law disfavors visiting less utility on property owners. As a practical matter, that means the Borough must be mindful of existing easements during this process.

Secondary:

- Protect Settler's Cove Beach
- Protect smaller beach for public access
- Allow current neighbors to buy desired land, if our primary objectives are not sacrificed.

Lessons Learned



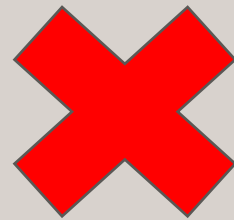
Lessons Learned



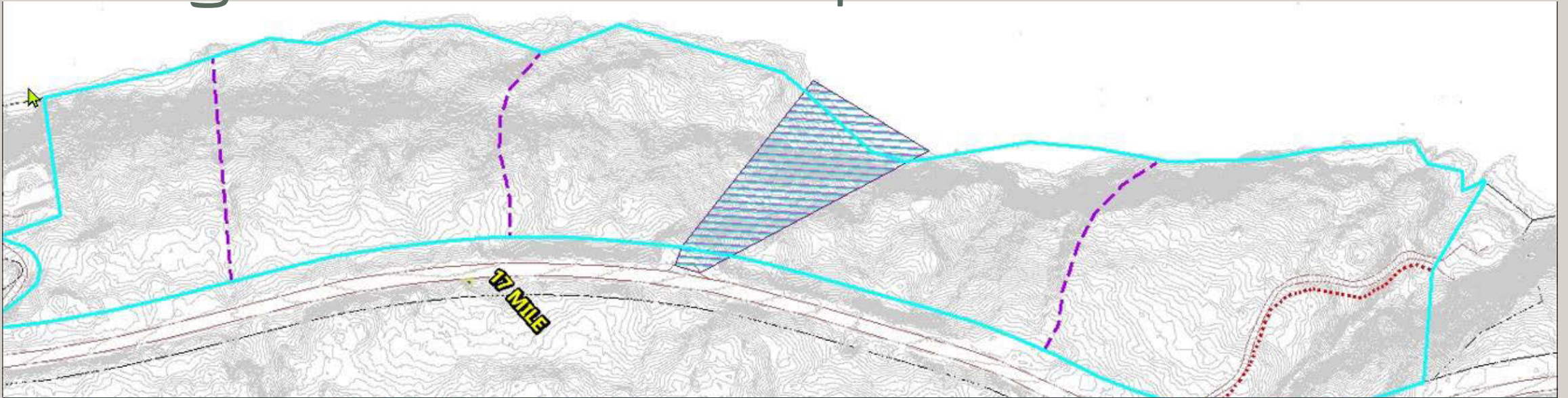
Another Approach



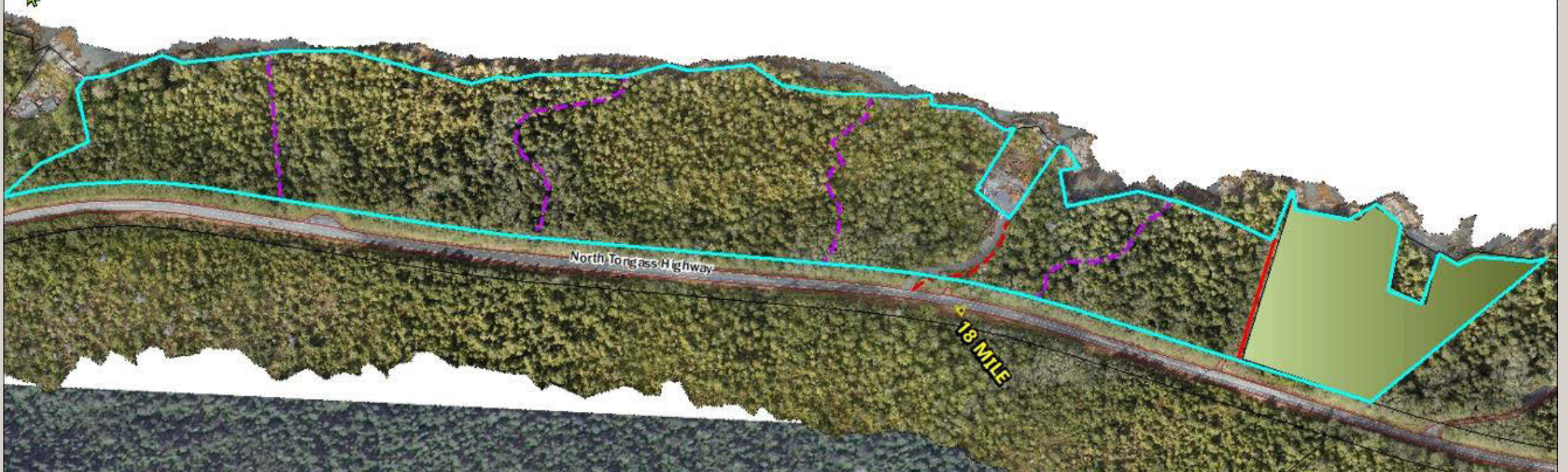
Another Approach



Larger Parcel Concept – Lot 4A



Larger Parcel Concept – Lot 4A2



Timeline

- Get Assembly Direction on October 16.
- Issue RFP for subdivision design and surveying by October 31.
- Contract awarded by Assembly in December.
- Contractor on board by December 31.

- Other next steps:
 - Get Assembly approval of preliminary subdivision plan before submission to Planning Commission. (added per direction at 10/16/23 meeting)
 - Rezone required.
 - With support of contractor, submit subdivision plans to Planning Commission for preliminary approval.
 - Contractor completes surveying.
 - Planning Commission approves final plat.
 - Assembly declares at least some parcels surplus and available for sale.
 - Assembly determines method of disposal.
 - Market the parcels.