

Minor Subdivision Report

November 2024

The following minor subdivisions were approved by the Wyoming County Planning Department Staff under Article V of the Wyoming County Subdivision and Land Development Ordinance.

Approvals

AES Enterprise Inc. Minor Subdivision – Nicholson Township

[File #2024-28]

(Land transfer only, proposed lot 3 includes an existing dwelling & outbuildings, private water well, and is serviced by public sewage)

Pedrick Rd

Crispell-Hadsall Minor Subdivision – Monroe Township

[File #2024-30]

(Subdivide 4.05 acres from Crispell (20 +/- Acres) and make that an inseparable part of the existing lands of Hadsall (69.00 +/- Acres))

Butternut Hill/SR 309

Lot Addition Subdivision for Charles and Nancy Kovalchick – Nicholson Township

[File #2024-31]

(Add Parcel A (0.55 +/- Acres) to adjoining lands of Kovalchick (2.12 +/- Acres) – Total 2.67 +/- Acres)

SR 92 N

Minor Subdivision for Kenneth O. & Connie M. Teel – Meshoppen Township

[File #2024-33]

(To parcel out three 2-acre lots (1 per year to avoid clean-and green tax penalties, one 2-acre piece planed for transfer to existing Derrick & Paige Smith 2-acre lot, enlarging their lot to 4 acres total. Two more 2-acre pieces will be consolidated into another lot 4 acres large. The parent tract will be reduced by 6 acres total if plan fully executed – 169 +/- acres remaining)

SR 4015

Mostek Minor Subdivision – Lemon Township

[File #2024-37]

(To subdivide Lot No. 8 (1.0945 +/- acres) from Lot No. 7 (12.5557 +/- acres) – 11.4612 remaining)

W Avery Station Road

Municipal Review

Major Subdivision of Lands of Landsiedel – Falls Township

[File #2024-45]

(Proposed Lot 1 (1.25 acres) is to be subdivided from the parent tract and contains an existing mobile home with on-site septic and water. The remaining lands (20.79 acres) contain an additional existing mobile home served by on-site sewer.)

Deerfield Drive

Lands of Archer Lot Improvement Subdivision – Clinton Township

[File #2024-46]

(Proposed Lot 1-A (2.00 acres) is to be subdivided from the parent tract and joined to lands of Terri S. Bedford (2.00 acres, existing dwelling, on-lot water/sewer). Lot 2 (remaining lands, 117 acres) contains an existing dwelling.)

Archer Rd, off Rt 6, Factoryville