

TOWN OF HANNIBAL

SUBDIVISION REVIEW  
AND  
APPROVAL REGULATIONS

Revision # 2 March 1994

APPROVED BY TOWN BOARD  
RESOLUTION

DATE: 6-12-94



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## TOWN OF HANNIBAL

### SUBDIVISION REVIEW AND APPROVAL REGULATIONS

#### ARTICLE I

##### Section 1.0 SHORT TITLE

1.1 These Regulations shall be known and may be cited as "THE SUBDIVISION REGULATIONS OF THE TOWN OF HANNIBAL 1993."

##### Section 2.0 AUTHORITY AND PURPOSE.

2.1 These Regulations are adopted pursuant to the authority delegated to the Town of Hannibal under Town Law, Sections 276 and 277.

2.2 The purpose of these Regulations is to provide for the future growth and development of the Town and to afford adequate facilities for the housing, transportation, distribution, comfort, convenience, safety, health and welfare of its population. The Town Board hereby authorizes and empowers the Planning Board to approve preliminary and final plats of subdivisions showing lots, blocks or sites with or without streets or highways within that part of the Town outside the limits of any incorporated village.

2.3 The provisions of these Regulations shall be administered to ensure orderly growth and development and shall supplement and facilitate the provisions in the Comprehensive Plan, the Zoning Law, the official map and any capital budgets. ....

##### Section 3.0 JURISDICTION

3.1 The provisions of these Regulations shall be applicable to all parts of the Town of Hannibal outside of any incorporated village.

3.2 These Regulations shall become effective on June 10, 1993.

3.3 When necessary to further its purposes, these Regulations shall be amended after public hearing held by the Planning Board of the Town of Hannibal and after approval of said amendments by the Town Board of the Town of Hannibal.

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## Section 5.0 ENFORCEMENT AND PENALTIES

5.1 It shall be the duty of the Enforcement Officer (Building Inspector) Board any violations or lack of compliance.

5.2 Violation of the provisions of these Regulations shall be deemed an offense punishable as provided by law and with each week (7 continuous days) such violation continues constituting a separate offense. The Building Inspector and the Town Board of the Town of Hannibal shall have such recourse to such remedies in law and Regulations.

## Section 6.0 INTERPRETATION CONFLICT AND SEPARABILITY

6.1 In their interpretation and application, the provisions of these Regulations shall be held to be minimum requirements. More stringent provisions may be required if it is demonstrated that different standards are necessary to promote the public health, safety and welfare.

6.2 Where the conditions imposed by any provisions of these Regulations are either more restrictive or less restrictive than comparable applicable law, ordinance, resolution, rule or regulation of any kind, the regulations which are more restrictive and impose higher standards or requirements shall govern.

6.3 The provisions of these Regulations are separable. If a section, sentence, clause or phrase of these Regulations is adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the remaining portions of these Regulations.

## Section 7.0 FILING OF CERTIFICATE

7.1 The Clerk of the Town of Hannibal shall immediately file a Certificate that the Planning Board has been authorized by the Town Board of the Town of Hannibal to approve plats pursuant to Town Law Sections 276 and 277. Such certificate shall be filed with the Clerk of Oswego County forthwith.

## ARTICLE II - DEFINITIONS

### Section 8.0 PURPOSE

8.1 Unless otherwise expressly stated, the following terms shall, for the purposes of these Regulations, have the meaning herein indicated.

### 8.2 DEFINITIONS

ADT (Average Daily Traffic): The average number of cars per day that pass over a given point.

**BERM** A mound of soil, either natural or manmade, used to obstruct views.

**BUFFER** An area within a property or site generally adjacent to and parallel with the property line, either consisting of natural existing vegetation or created by the use of trees, shrubs, fences, and/or berms, designed to limit continuously the view of and/or sound from the site to adjacent sites or properties.

**BUILDING INSPECTOR** The governmental officer charged with administering subdivision regulations.

**CALIPER** The diameter of a tree trunk measured in inches, approximately five (5) feet from grade level.

**CAPPED SYSTEM** A completed water supply and/or sewerage system put in place for future use (contingent upon expansion), rather than to meet immediate development needs (same as "dry lines").

**CARTWAY** The actual road surface area from curbline to curbline which may include travel lanes, parking lanes and deceleration and acceleration lanes. Where there are no curbs, the cartway is that portion between the edges of the paved or hard surface width.

**CHANNEL** The bed and banks of a natural stream which convey the constant or intermittent flow of the stream.

**CLUSTER DEVELOPMENT** A development approach in which building lots may be reduced in size and buildings sited closer together, usually in groups or clusters, provided that the total development density does not exceed that which would be constructed on the site under conventional zoning and subdivision regulations. The additional land that remains undeveloped is then preserved as open space or recreational land.

**CONCEPT PLAN** A preliminary presentation and attendant documentation of a proposed subdivision of sufficient accuracy to be used for the purpose of discussion and classification. (same as Sketch Plan.)

**CONDITIONAL APPROVAL OF A PRELIMINARY PLAT** Conditional approval of Preliminary Plat means approval of the layout of the proposed subdivision as set forth in the preliminary plan but subject to final approval.

**CONDITIONAL APPROVAL OF A FINAL PLAT** Approval by the Planning Board of the final plat subject to conditions set forth by the Planning Board in the resolution conditionally approving such plat. Such conditional approval does not qualify final plat for recording nor authorize any building permits prior to the signing of the plat by the Chairman of the Planning Board and recording of the plat in the office of the Oswego County Clerk.

**CULVERT** A structure designed to convey a water course not incorporated in a closed drainage system under a road or pedestrian walkway.



**CURB** A vertical or sloping edge of a roadway.

**DEDICATION** An act transmitting or transferring property or interest therein.

**DENSITY** The permitted number of dwelling units per gross acre of land to be developed.

**DETENTION BASIN** A man-made or natural water collector facility designed to collect surface and sub-surface water in order to impede its flow and to release the same gradually at a rate generally not greater than that prior to the development of the property into natural or man-made outlets.

**DEVELOPER** The legal or beneficial owner or owners of a lot or of any land included in a proposed development. Also, the holder of an option or contract to purchase, or any other person having enforceable proprietary interest in such land. Same as applicant for subdivision plat approval.

**DRAINAGE** The removal of surface water or ground water from land by drains, grading, or other means.

**EASEMENT** A right-of-way granted, but not dedicated, for limited use of private land for a public or quasi-public purpose and within which the owner of the property shall not erect any permanent structures.

**EROSION** The detachment and movement of soil or rock fragments, or the wearing away of the land surface by water, wind, ice, or gravity.

**ESCROW** A deed, a bond, money, or a piece of property delivered to a third person to be delivered by him to the grantee only upon fulfillment of a specific condition.

**FINAL APPROVAL** The official action of the Planning Board taken on a preliminarily approved subdivision after all conditions, engineering plans, and other requirements have been completed and the required improvements have been installed, or guarantees have been properly posted for their completion.

**FINAL PLAT** A drawing prepared in the manner prescribed by the Town of Hannibal that shows the proposed subdivision, containing in such additional detail as required by the Subdivision Regulations all information required to be shown on a preliminary plat and the modifications required by the Planning Board at the time of approval of the Preliminary Plat.

**FINAL PLAT APPROVAL** The signing of a plat in final form by the Chairman of the Planning Board pursuant to Planning Board resolution granting final approval to the plat or after conditions specified in a resolution granting conditional approval of the plat are completed. Such final approval endorsed on the Final Plat qualifies the plat for recording in the office of the Oswego County Clerk.

**FOOTPRINT AREA** The size of the area within the outside dimensions of the foundation walls or footings of a building or structure.

**FRONTAGE** See Lot Frontage.

**GRADE** The slope of a street, or other public way, specified in percentage (%) terms with "level" being zero percent.

**'GREEN' STREETS** 'Green' street usually denotes streets recently constructed or remaining under guarantee period.

**GROUND COVER** A planting of low-growing plants or sod that in time forms a dense mat covering the area, preventing soil from being blown or washed away and the growth of unwanted plants.

**GUTTER** A shallow channel usually set along a curb or the pavement edge of a road for purposes of catching and carrying off runoff water.

**HISTORIC DISTRICT** An area related by historical events or themes, by visual continuity or character, or by some other special feature that helps give it a unique historical identity. May be designated a historic district by local, state, or federal government and given official status and protection.

**HISTORIC SITE** A structure or place of historical significance. May be designated as such by local, state, or federal government.

**HOUSE LATERALS** Pipes conducting water or sewage to and from individual buildings to larger pipes called trunk or interceptor mains that usually are located in street rights-of-way.

**IMPROVEMENT** Any man-made, immovable item which becomes part of, placed upon, or is affixed to, real estate.

**INDIVIDUAL SEWAGE DISPOSAL SYSTEM** A septic tank, seepage tile sewage disposal system, or any other approved sewage treatment device serving a single unit.

**LOT** A designated parcel, tract, or area of land established by a plat or otherwise as permitted by law and to be used, developed, or built upon as a unit.

**LOT AREA** The size of a lot measured within the lot lines and expressed in terms of acres or square feet.

**LOT DEPTH** The distance measured along a lot side line between its intersection with the rear lot line and the street line.

**LOT FRONTAGE** The distance between the intersection of the side lines of a lot with the street boundary line.

**MAIN** In any system of continuous piping, the principal artery of the system to which branches may be connected.

**MAINTENANCE GUARANTEE** Any security which may be required and accepted by the Town of Hannibal to ensure that necessary improvements will function as required for a specific period of time.

**MAJOR SUBDIVISION** Any subdivision not classified as a minor

**MINOR SUBDIVISION** A subdivision of land of not more than three (3) lots, provided that such subdivision does not involve a planned development, any new street, or the extension of a utility or other municipal facility.

**OFF-SITE** Located outside the lot lines of the lot in question but within the property (of which the lot is a part) that is the subject of a development application, or on a contiguous portion of a street or right-of-way.

**OPEN SPACE** Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for the public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

**PERC TEST** (Percolation Test) A test designed to determine the ability of ground to absorb water, and used to determine the suitability of a soil for drainage or for the use of a septic system.

**PERFORMANCE GUARANTEE** Any security that may be accepted by a municipality as a guarantee that the improvements required as part of an application for development will be satisfactorily completed by the Developer including performance bond, irrevocable letter of credit, irrevocable assignment of bank account or other liquid security.

**PLAT** A map or maps of a subdivision in final form showing all information or detail required by these Regulations, any state law, ordinance, rule, regulation or resolution and, if modified as a conditionally approved preliminary plat, such modification.

**POTABLE WATER SUPPLY** Water suitable for drinking or cooking purposes.

**PRELIMINARY PLAT** A drawing prepared in a manner prescribed by the Town of Hannibal showing the layout of the proposed subdivision including, but not restricted to, road and lot layout, and approximate dimensions, key plan, topography and drainage, all proposed facilities unsized including preliminary plans and profiles at suitable scale and in such detail as the Planning Board may require.

**PRELIMINARY PLAT APPROVAL** The approval of the layout of a proposed subdivision as set forth in the preliminary plat but subject to the approval of the plat in final form in accordance with the provisions of these Regulations.

**PRIVATE DRIVEWAY** An access drive serving less than three residential, commercial or industrial sites.

**PRIVATE ROAD** Any access road serving three or more residential, commercial or industrial sites which road has not been dedicated or conveyed to the Town of Hannibal and accepted by the Town.

**PUBLIC OPEN SPACE** An open space area conveyed or otherwise dedicated to a municipality, municipal agency, board of education, state or county agency, or other public body for recreational or conservational uses.

**RESERVE STRIP** A strip of land retained or reserved from land to be dedicated to public use, designed or intended for the exclusive benefit of the holder to enable the holder to deny or control access or crossing thereof.

**RETENTION BASIN** A pond, pool, or basin used for the permanent storage of water runoff.

**RIGHT-OF-WAY** A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, gas pipeline, water main, sanitary or storm sewer main, shade trees, or for another special use.

**SCREEN** A structure or planting consisting of fencing, berms, and/or evergreen trees or shrubs providing a continuous view obstruction within a site or property.

**SEPTIC SYSTEM** An underground system with a septic tank used for the decomposition of domestic wastes.

**SETBACK** The distance between the nearest street line and the front line of a building or any projection thereof, excluding uncovered steps.

**SEWER** Any pipe conduit used to collect and carry away sewage or storm runoff from the generating source to treatment plants or receiving streams.

**SHADE TREE** A tree in a public place, street, special easement, or right-of-way adjoining a street.

**SHOULDER** The graded part of the right-of-way that lies between the edge of the main pavement (main traveled way) and the curbline.

**SIGHT TRIANGLE** A triangular-shaped portion of land established at street intersections in which nothing is erected, placed, planted, or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection.

**SKETCH PLAN** A rough plan of a proposed subdivision or other development.

**STORM WATER DETENTION** A provision for storage of storm water runoff and the controlled release of such runoff during and after a flood or storm.

**STREET** Any street, avenue, boulevard, road, parkway, viaduct, drive, or other roadway. See, also: Cul-de-Sac; Divided Street; Marginal Access Street; Residential

Access Street; Residential Collector; Residential Subcollector; Stub-Street.

**SUBDIVISION** Any division of land into lots, blocks or sites, any one of which is ten (10) acres or less in area, along existing or proposed streets highways for the purpose of sale, rental, or development as residential, mobile home rental lots, commercial or industrial lots, or building plots regardless of whether the lots or plots to be sold, offered for sale or leased for any period of time are described by metes and bounds or by reference to a map or survey of the property or by any other method of description and regardless of whether the lots or plots are contiguous. Crop land and grazing land shall be exempt from these Regulations for so long as such lands are so used.

**TOPSOIL** The original upper layer of soil material to a depth of six inches which is usually darker and richer than the subsoil.

**TRIP** A single or one-way vehicle movement to or from a property or study area "Trips" can be added together to calculate the total number of vehicles expected to enter and leave a specific land use or site over a designated period of time.

### **ARTICLE III - ADMINISTRATION**

#### **Section 9.0 PROCESSING AND ENFORCING**

The Planning Board and the Building Inspector are given the responsibility for ensuring orderly and expeditious processing of subdivision applications.

##### **9.1 ENFORCEMENT**

It shall be the duty of the Building Inspector, appointed by the Town Board of the Town of Hannibal pursuant to Town Law Section 138, to enforce the provisions of these Regulations and to bring to the attention of the Town Board and the Planning Board of the Town of Hannibal any violations or lack of compliance.

##### **9.2 COMPLIANCE REQUIRED**

Irrespective of whether residential, commercial or industrial, no subdivision or portion thereof shall be sold, offered for sale, leased, rented or occupied and no buildings, dwellings or other structures shall be moved onto the subdivision lands or erected, converted or occupied until a final plat of such subdivision shall have been filed with and approved by the Planning Board of the Town of Hannibal and a final subdivision plat bearing the approval of the Planning Board of the Town of Hannibal shall have been filed in the office of the Oswego County Clerk's Office showing such map number and filing date shall have been thereafter filed in the office of Town Clerk of the Town of Hannibal.

No construction, grading, excavation, road construction or any site preparation or demolition shall take place within the subdivision and no building permit, zoning permit or subdivision permit hereunder shall be issued until such filings herein required are complete. No vested rights whatsoever are accruable against the terms hereof irrespective of the status of any pending subdivision approval applications.

## Section 10.0 HARSHIPS VARIANCES AND WAIVERS

### 10.1 Application for Relief

Application for such relief shall be made at the time of submitting the application for preliminary approval or after conditional approval of the preliminary plat.

### 10.2 Application for Area Variance

Notwithstanding any provision of law to the contrary, where a plat contains one or more lots which do not comply with the Zoning Law, application may be made to the Zoning Board of Appeals for an Area Variance pursuant to Section 267 B of the Town Law without the necessity of a decision or determination of an administrative official charged with the enforcement of the Zoning Law. In reviewing such application, the Zoning Board of Appeals shall request the Planning Board to provide a written recommendation concerning the proposed variance.

### 10.3 Waiver of Requirements

The Planning Board may waive, when reasonable, any requirements or improvements for the approval, approval with modifications or disapproval of subdivisions submitted for its approval. Any such waiver subject to appropriate conditions may be exercised in the event any such requirements or improvements are found not to be requisite in the interest of public health safety and general welfare or inappropriate because of inadequacy or lack of connecting facilities adjacent or in proximity to the subdivision.

## ARTICLE IV - PROCEDURE

### Section 11.0 PURPOSE AND APPROVAL PROCESS

The purpose of this section is to establish the procedure for Planning Board review and action on applications for subdivision approval. The procedure is intended to provide orderly and expeditious processing of such applications. The subdivision review process is a two-stage procedure involving review of the "Preliminary Plat" and review of the "Final Plat".

#### 11.1 Concept Conference

- a. At the request of the applicant, the Planning Board may authorize a concept conference.
- b. The concept conference shall allow the applicant to meet with the Planning Board and discuss overview ideas.
- c. The applicant may be charged reasonable fees for a concept conference.
- d. The applicant shall not be bound by the determination of the concept conference, nor shall the Planning Board be bound by any such review.

## 11.2 Concept Plan

- a. In addition or as an alternative to the concept conference, at the request of the applicant, the Planning Board may grant an informal review of a concept plan for a development for which the applicant intends to prepare and submit an application for development.

The purpose of the concept plan is to provide Planning Board input in the formative states of subdivision design.

- b. Applicants seeking concept plan informal review shall submit the items stipulated in Section 900.0 of these Regulations ten (10) days before the concept plan meeting. These items provide the subdivider and Planning Board with an opportunity to discuss the development proposal in its formative stages.
- c. If requested and paid for by the applicant, a brief written summary of the concept plan review shall be provided within ten (10) working days of the final meeting by the Planning Board.
- d. The applicant may be charged reasonable fees for concept plan review, as adopted at the regular January meeting of the Planning Board each year, which the Planning Board will publish the fee scale at least once in the official Town newspaper.
- e. The applicant shall not be bound by any concept plan for which review is requested, nor shall the Planning Board be bound by any such review.

## Section 12.0 SEQR REVIEW

### 12.1 Coordinated Review

The Planning Board review of the subdivision plat shall be coordinated with the requirements of the State Environmental Quality Review Act (ECL Art. 8; SEQR) and with the implementation thereof, SEQR, as set forth in 6 NY CRR617 etc.

### 12.2 SEQR Review Mandatory

Notwithstanding any other provision of these Regulations or any time limits therein, the application shall be deemed incomplete until a short, or a long form Environmental Assessment Form (EAF), as required has been filed with the Planning Board, or the lead agency, and either a negative declaration has been granted by the Planning Board, or a positive declaration has been made followed by the filing of a Draft Environmental Statement (DEIS) satisfactory as to scope and content to the Planning Board or lead agency.

Where the subdivision involves a portion of the developer's holdings, the developer shall disclose to the Planning Board his tentative development program of the remainder of his holdings so that the Planning Board may development.

The Planning Board shall comply with the provisions of the State Environmental Quality Review Act under Article 8 of the Environmental Conservation Law and its implementing regulations as codified in 6 NYCRR 617.

### Section 13.0 SURVEYS, PLATS AND PLANS

13.1 Any survey, subdivision plat or plans submitted by the developer to the Planning Board must be stamped with the seal of a professional engineer or licensed land surveyor and shall bear the personal signature of such engineer or surveyor. Town officials cannot accept surveys, plats or plans unless they bear the seal and signature, all as more fully required by New York State Education Law, Section 7209 (1) (a), and as more fully set out in New York State Comptroller's Opinion No. 82-88.

### Section 14.0 COMPLETE APPLICATION

#### 14.1 Determination of Complete Application

Before any formal action is taken by the Planning Board including SEQR determination and calling any public hearings, the Planning Board shall examine the application and submittals and shall determine by resolution whether the application is complete as to required documents and required detail having been furnished. When the application is deemed complete, the Planning Board shall adopt a resolution so determining.

### Section 15.0 PRELIMINARY SUBDIVISION PLAT PROCEDURE

#### 15.1 Preliminary Plat Requirement and Detail

A preliminary plat shall be required in every instance, shall be clearly marked "Preliminary Plat" and shall be of sufficient detail to apprise the Planning Board of the layout of the proposed subdivision. The minimum required information and detail for a Preliminary Plat is set forth in Section 900.0.

#### 15.2 Public Hearing on Preliminary Plat

The Planning Board shall hold a public hearing within sixty-two (62) days after the receipt of a complete preliminary plat by the Clerk of the Planning Board, that date being the same as the date of adoption of a resolution by the Planning Board determining that the application is complete under Section 14.1 above, which public hearing shall be advertised at least once in a newspaper of general circulation in the Town at least five (5) days before such hearing. The public hearing may be adjourned and continued as the Planning Board may determine.



### 15.3 Approval of Preliminary Plat

The Planning Board shall approve, with or without modification, or disapprove such preliminary plat within sixty-two (62) days after the public hearing. Such approval shall be evidenced by a detailed resolution adopted by the Planning Board. The ground for a modification, if any, or the ground for disapproval shall be stated in said resolution.

Notwithstanding the foregoing provisions regarding time limits, the period in which the Planning Board must take action on such preliminary plat may be extended by mutual consent of the owner and Planning Board. Such extension shall be evidenced by a resolution adopted by the Planning Board. When so approving a preliminary plat, the Planning Board shall state in its resolution any modifications it deems necessary for submission of the plat in final form.

### 15.4 Filing of Preliminary Plat

Within five working days of the approval of such preliminary plat, it shall be certified by the secretary of the Planning Board as having been granted preliminary approval, a copy shall be filed in the Town Clerk's office, and a certified copy shall be mailed to the developer.

### 15.5 Revocation of Approval of Preliminary Plat

Within six (6) months of the approval of the preliminary plat, the developer must submit the plat in final form. If the final plat is not submitted within six (6) months, approval of the preliminary plat may be revoked by the Planning Board.

### 15.6 Default Approval of Preliminary Plat

In the event the Planning Board fails to take action on the preliminary plat within the time prescribed thereof, such preliminary plat shall be deemed granted preliminary approval. The certificate of the Town Clerk as to the date of submission and the failure of the Planning Board to take action within such prescribed time, shall be issued on demand and shall be sufficient in lieu of written endorsement or other evidence of approval herein required.

## Section 16.0 FINAL SUBDIVISION PLAT PROCEDURE

### 16.1 Approval of Final Plat

A final plat shall be required in every instance, shall be clearly marked "final plat" and shall contain the additional detail as hereinafter set forth in Section 300.0.

### 16.2 Final Plats which are in Substantial Agreement With Approved Preliminary Plats

When a final plat is submitted which the Planning Board deems to be in substantial agreement with the approved preliminary plat, the Planning Board shall by resolution

conditionally approve with or without modifications, disapprove, or grant final approval and authorize the signing of such plat, within sixty-two (62) days after its receipt by the Clerk of the Planning Board.

### 16.3 Final Plats which are not in Substantial Agreement With Approved Preliminary Plat

When a final plat is submitted which the Planning Board deems not to be in substantial agreement with the approved preliminary plat, the following shall apply:

- a. Final plats not in substantial agreement with approved preliminary plats may require further review under the State Environmental Quality Review Act. (SEQR)
- b. The Planning Board shall hold a public hearing on such final plat not later than sixty-two (62) days after the receipt of the final plat. The hearing shall be advertised at least once in a newspaper of general circulation in the Town at least five (5) days before such hearing.
- c. The Planning Board shall by resolution conditionally approve, with or without modification, disapprove, or grant final subdivision plat approval and authorize the signing of such plat, within sixty-two (62) days after the date of the public hearing. The grounds for a modification, if any, or the grounds for disapproval shall be stated in the resolution of the Planning Board. Notwithstanding the foregoing provisions of this Section, the period in which the Planning Board must take action on such final plat may be extended by mutual consent of the developer and the Planning Board.

## Section 17.0 CONDITIONAL APPROVAL OF FINAL PLATS

### 17.1 Certification of Plat

Upon adoption of a resolution granting conditional approval of a final plat, the Planning Board shall empower a duly authorized officer to sign the plat, subject to completion of any requirements as may be stated in the resolution. Within five (5) days of such resolution, the plat shall be certified by the Secretary of the Planning Board as conditionally approved and a copy shall be filed in the Town Clerk's office. A certified copy of the resolution shall be mailed to the developer, which copy shall include a copy of the resolution setting out such requirements which, when completed, will authorize the signing of the conditionally approved final plat.

### 17.2 Duration of Approval

Upon completion of such requirements, and upon receipt of an unconditional approving legal opinion from the Planning Board attorney, the plat shall be signed by the duly authorized officer of the Planning Board. Conditional approval of a final plat shall expire within one hundred eighty (180) days after the date of the resolution granting conditional approval of the final plat unless such requirements have been

certified as completed.

### 17.3 Extension of Time

Notwithstanding the foregoing provisions of this section, the Planning Board may extend the time in which a conditionally approved plat in final form must be submitted for signature if, in its opinion, such extension is warranted by particular circumstances thereof, which time shall not exceed two additional periods of ninety (90) days each. Such extension shall be by way of adoption of a resolution thereof..

### 17.4 Approval of Plat in Sections

In granting conditional or final approval of a plat in final form, the Planning Board may permit the plat to be subdivided and developed in two or more sections and may in its resolution granting conditional or final approval state such requirements as it deems necessary to ensure the orderly development of the plat be completed before said sections may be signed by the duly authorized officer of the Planning Board.

Conditional or final approval the sections of a final plat, may be granted concurrently with conditional or final approval of the entire plat, subject to any requirements imposed by the Planning Board.

## Section 18.0 NOTICE OF COUNTY PLANNING AGENCY

The Planning Board shall refer all applicable preliminary and final plats to the Oswego County Planning Agency for which review and report are required pursuant to Section 239-m of the General Municipal Law.

## Section 19.0 EXPIRATION OF APPROVAL

The signature of the duly authorized officer of the Planning Board constituting final approval by the Planning Board of a plat as herein provided; or the certificate of the Town Clerk as to the date of submission of the final plat and the failure of the Planning Board to take action within the time herein provided, shall expire within sixty-two (62) days from the date of such approval, or from the date such certificate is issued, unless within such sixty-two (62) day period, such plat or a section thereof shall have been filed or recorded by the developer in the office of the County Clerk.

In the event the developer shall file only a section of such approved plat in the office of the County Clerk, the entire approved plat shall be filed within thirty (30) days of the filing of such section with the Town Clerk. Such section shall encompass at least ten (10%) percent of the total number of lots contained in the approved plat and the approval of the remaining sections of the approved plat shall expire unless said sections are filed before the expiration of the exemption period to which such plat is entitled under the provisions of Subdivision 2 of Section 255-a of the Town Law.

## Section 20.0 SUBDIVISION ABANDONMENT

The developer of an approved subdivision may abandon such subdivision pursuant to the provisions of Section 560 of the Real Property Tax Law.

## Section 30.0 SUBDIVISION REVIEW: APPROVAL OF PLAT: ADDITIONAL REQUISITES

### 30.1 Purpose

Before the approval by the Planning Board of a plat showing lots, blocks or sites, with or without streets or highways, the Planning Board shall require that the land shown on the plat be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, drainage or other menace to neighboring properties or the public health, safety and welfare.

### 30.2 Additional Requirements

The Planning Board shall also require that:

- a. The streets and highways be of sufficient width and suitable grade and shall be suitably located to accommodate the prospective traffic, to afford adequate light and air, to facilitate fire protection, and to provide access of fire fighting equipment to buildings. If there be an official map, town comprehensive plan or functional/master plans, such streets and highways shall be coordinated so as to compose a convenient system conforming to the official map and properly related to the proposals shown in the comprehensive plan of the town;
- b. Concrete monuments be placed at block corners and other necessary points as hereinafter required by the Planning Board and the location thereof shall be shown on the map of such plat; x-ref. Art. XI Sec.800.0.
- c. All streets and roads, whether public or private, shown on such plats be suitably graded and paved; street signs, sidewalks, street lighting standards, curbs, gutters, street trees, water mains, fire alarm signal devices (including necessary ducts and cables or other connecting facilities), sanitary sewers and storm drains be installed all in accordance with standards, specifications and procedures acceptable to the appropriate town departments except as hereinafter provided, or alternatively that a performance bond or other security be furnished to the town, as hereinafter provided.

## Section 40.0 COMPLIANCE WITH ZONING REGULATIONS

The plots shown on said plat shall at least comply with the requirements of any Zoning Law subject, however, to the provisions of Section 278 of the Town Law

Section 50.0 RESERVATION OF PARK LAND ON SUBDIVISION PLATS  
CONTAINING RESIDENTIAL UNITS. x-ref. Art. IV Sec. 600.0

- a. Before the Planning Board may approve a subdivision plat containing residential units, such subdivision plat shall also show, when required by such Planning Board, a park or parks suitably located for playground or other recreational purposes.
- b. Land for park, playground or other recreational purposes may not be required until the Planning Board has made a finding that a proper case exists for requiring that a park or parks be suitably located for playgrounds or other recreational purposes within the town. Such findings shall include an evaluation of the present and anticipated future needs for park and recreational facilities in the town based on projected population growth to which the particular subdivision plat will contribute.
- c. In the event the Planning Board makes a finding pursuant to paragraph (b) of this subdivision that the proposed subdivision plat presents a proper case for requiring a park or parks suitably located for playgrounds or other recreational purposes, but that a suitable park or parks of adequate size to meet the requirement cannot be properly located on such subdivision plat the Planning Board may require a sum of money in lieu thereof, in an amount to be established by the Town Board.

In making such determination of suitability, the Board shall assess the size and suitability of lands shown on the subdivision plat which could be possible locations for park or recreational facilities, as well as practical factors including whether there is a need for additional facilities in the immediate neighborhood.

Any moneys required by the Planning Board in lieu of land for park, playground or other recreational purposes, pursuant to the provisions of this section, shall be deposited into a trust fund to be used by the town exclusively for park, playground or other recreational purposes, including the acquisition of property.

Section 50.1 CHARACTER OF THE DEVELOPMENT

In making such determination regarding streets, highways, parks and required improvements, the Planning Board shall take into consideration the prospective character of the development whether dense residence, open residence, business or industrial.

Section 50.0 APPLICATION FOR AREA VARIANCE

Notwithstanding any provision of law to the contrary, where a plat contains one or more lots which do not comply with the zoning law, regulations, application may be

made to the Zoning Board of Appeals for an area variance pursuant to Section 267-b of the Town Law, without the necessity of a decision or determination of an administrative official charged with the enforcement of the zoning regulations. In reviewing such application, the Zoning Board of Appeals shall request the Planning Board to provide a written recommendation concerning the proposed variance.

#### Section 70.0 WAIVER OF REQUIREMENTS

The Planning Board may waive, when reasonable, any requirements or improvements for the approval, approval with modifications or disapproval of subdivisions submitted for its approval. Any such waiver, which shall be subject to appropriate conditions, may be exercised in the event any such requirements or improvements are found not to be requisite in the interest of the public health, safety, and general welfare or inappropriate because of inadequacy or lack of connecting facilities adjacent or in proximity to the subdivision. Such waiver shall be set out in a detailed resolution in writing.

#### Section 80.0 INSTALLATION OF FIRE ALARM DEVICES

The installation of fire alarm signal devices including necessary connecting facilities shall be required or waived pursuant to this section only with the approval of (a) the Board of Supervisors or legislative body of the county if the installation is to be made in an area included in a central fire alarm system established pursuant to paragraph (h) of subdivision one of Section 225 of the County Law or (by the Town Board in any other case unless the installation is to be made in a fire district in a town in which no central fire alarm system has been established pursuant to subdivision II-c of Section 64 of Town Law, in which case only the approval of the Board of Fire Commissioners of such fire district shall be necessary. Required installations of fire alarm signal devices including necessary connecting facilities shall be made in accordance with standards, specifications and procedures acceptable to the appropriate board.

#### Section 90.0 PERFORMANCE BOND OR OTHER SECURITY

##### 90.1 Furnishing of Performance Bond or Other Security.

As an alternative to the installation of infrastructure and improvements, as above provided, prior to Planning Board approval, a performance bond or other security sufficient to cover the full cost of the same, as estimated by the Planning Board or a town department designated by the Planning Board to make such estimate, where such departmental estimate is deemed acceptable by the Planning Board, or by the Town Engineer shall be furnished to the town by the developer.

##### 90.2 Security Where Plat Approved in Sections

In the event that the developer shall be authorized to file the approved plat in sections as above provided, approval of the plat may be granted upon the installation of the

required improvements in the section of the plat filed in the office of the Oswego County Clerk or the furnishing of security covering the costs of such improvements.

The developer shall not be permitted to begin construction of buildings in any other section until such section has been filed in the office of the Oswego County Clerk and the required improvements have been installed in such section or a security covering the cost of such improvements is provided.

#### 90. Form of Security

Any such security must be provided pursuant to a written security agreement with the town, approved by the town board and also approved by the town attorney as to form, sufficiency and manner of execution, and shall be limited to: (i) a performance bond issued by a bonding or surety company; (ii) the deposit of funds in or a certificate of deposit issued by a bank or trust company located and authorized to do business in this state; (iii) an irrevocable letter of credit from a bank located and authorized to do business in this state; (iv) obligations of the United States of America; or (v) any obligations fully guaranteed as to interest and principal by the United States of America, having a market value at least equal to the full cost of such improvements. If not delivered to the town, such security shall be held in a town account at a bank or trust company.

#### 90.4 Term of Security Agreement

Any such performance bond or security agreement shall run for a term to be fixed by the Planning Board, but in no case for a longer term than three years, provided, however, that the term of such performance bond or security agreement may be extended by the Planning Board with consent of the parties thereto. If the Planning Board shall decide at any time during the term of the performance bond or security agreement that the extent of building development that has taken place in the subdivision is not sufficient to warrant all the improvements covered by such security, or that the required improvements have been installed as provided in this section and by the Planning Board in sufficient amount to warrant reduction in the amount of said security, and upon approval by the Town Board, the Planning Board may modify its requirements for any or all such improvements, and the amount of such security shall thereupon be reduced by an appropriate amount so that the new amount will cover the cost in full of the amended list of improvements required by the Planning Board.

#### 90.5 Default of Security Agreement

In the event that any required improvements have not been installed as provided in this section within the term of such security agreement, the Town Board may thereupon declare the said performance bond or security agreement to be in default and collect the sum remaining payable thereunder; and upon the receipt of the proceeds thereof, the town shall install such improvements as are covered by such security and as commensurate with the extent of building development that has taken place in the subdivision but not exceeding in cost the amount of such proceeds.

## Section 100.0 PROVISION OF IMPROVEMENTS BY TOWN

### 100.1 Adoption of Resolution

Notwithstanding the foregoing provisions of this section, with respect to plats approved by the Planning Board, the Town Board may adopt a resolution that sidewalks and/or water mains and/or sanitary sewers and/or storm drains required by the Planning Board pursuant to this section be constructed or installed at the expense of the town as authorized by Articles 3-A and 12-C of the Town Law or at the expense of an existing improvement district in which the plat is located. Such improvements may also be acquired without consideration by the Town Board on behalf of the town or an improvement district as authorized by Articles 3-A, 12, 12-A or 12-C of the Town Law.

### 100.2 Establishment of Improvement District

If an improvement district has not been created for the area in which the plat is located, the Town Board may establish or extend an improvement district as provided in Town Law or in any applicable special law for the purpose of constructing or installing or acquiring without consideration such improvements shown on the map of any plat as the Town Board may determine.

### 100.3 Execution of Contracts

The Town Board resolution shall require-- that the owner or owners of real property execute such contracts with the town as the Town Board may deem necessary for the purpose of ensuring that the expense of such construction or installation, including the cost of issuing obligations to raise moneys to pay the expense thereof and interest on such obligations, shall not be an undue burden upon the property deemed benefited by the agreements or of such improvement district or extension thereof as the case may be and may require a security agreement, including the filing of a surety bond, letter of credit or the deposit of cash or securities reasonably acceptable to the Town Board as to assure the performance of such contracts.

## Section 110.0 CLUSTER DEVELOPMENT (Town Law, Section 281)

### 110.1 As Used in this Section:

- a. "Cluster development" shall mean, as a condition of approval of a subdivision plat or plats pursuant to this article, the modification of the applicable zoning law to provide an alternative permitted method of the development which could occur on a particular parcel of land to be developed on a portion of said parcel. In no case shall the number of building plots or dwelling units exceed the number which could be permitted, in the Planning Board's judgment, if the land were subdivided into lots conforming to the minimum lot size and density requirements of the applicable zoning law.
- b. "Zoning districts" shall mean districts provided for in section 262 of the Town Law.



## 110.2 Procedure

The Town Board hereby authorizes the Planning Board, simultaneously with the approval of a plat or plats pursuant to this article, to modify applicable provisions of the zoning law, subject to the conditions hereinafter set forth and such other reasonable conditions as the Town Board may in its discretion add thereto. The lands outside the limits of any incorporated village to which this procedure may be applicable are all lands within the town outside of the Village of Hannibal. The purposes of such authorization shall be to enable and encourage flexibility of design and development of land in such a manner as to promote the most appropriate use of land, to facilitate the adequate and economical provision of streets and utilities, and to preserve the natural and scenic qualities of open lands. The conditions herein above referred to are as follows:

- a. This procedure may be followed at the discretion of the Planning Board if, in said Board's judgment, its application would benefit the town. Provided, however, that in granting such authorization to the Planning Board, the Town Board hereby authorizes it to require the owner to submit an application which reflects such modification.
- b. The application of this procedure shall result in a permitted number of building plots or dwelling units which shall in no case exceed the number which could be permitted, in the Planning Board's judgment, if the land were subdivided into lots conforming to the minimum lot size and density requirements of the Zoning Law applicable to the district or districts in which such land is situated and conforming to all other applicable requirements. Provided, however that where the plat falls within two or more districts with differing density requirements, the Planning Board may approve in any one such district a cluster development representing the cumulative density as derived from the summing of all units allowed in all such districts.
- c. In the case of a residential plat or plats, the dwelling units permitted may be, at the discretion of the Planning Board as hereby authorized by the Town Board, in detached, semi-detached, attached, or multi-story structures.
- d. In the event that the application of this procedure results in a plat showing lands available for park, recreation, open space, or other municipal purposes directly related to the plat, then the Planning Board as a condition of plat approval may establish such conditions on the ownership, use, and maintenance of such lands as it deems necessary to assure the preservation of such lands for their intended purposes. Such conditions shall be approved by the Town Board before the plat may be approved for filing.
- e. The proposed site plan, including areas within which structures may be located, the height and spacing of buildings, open spaces and their landscaping, off-street open and enclosed parking spaces and their landscaping, off-street open and enclosed parking spaces, and streets, driveways, and all other physical features as shown on said plan or otherwise described, accompanied by a statement setting forth the nature of

such modification, changes, or supplementations of existing zoning provisions as are not shown on said site plan, shall be subject to review at the public hearing or hearings held pursuant to Sections 276 and 277 of the Town Law for the approval of plats.

- f. On the filing of the plat in the office of the Oswego County Clerk, a copy shall be filed with the Town Clerk, who shall make appropriate notations and references thereto in the Town Zoning Law or map.
- g. The provisions of this section shall not be deemed to authorize a change in the permissible use of such lands as provided in the Zoning Law applicable to such lands.

#### Section 120.0 COURT REVIEW

Any person or persons, jointly or severally aggrieved by any decision of the Planning Board concerning such plat or the changing of zoning regulations of such land, or any officer, department, board or bureau of the Town may have the decision reviewed by a Special Term of the Supreme Court in the manner provided by Article 78 of the Civil Practice Law and Rules provided that the proceeding is commenced within thirty (30) days after the filing of the decision in the office of the Town Clerk.

All decisions of the Planning Board and resolutions adopted by the Planning Board shall be promptly filed in the office of the Town Clerk.

#### Section 130.0 REQUISITE TO ACCEPTING DEEDS, EASEMENTS AND RIGHTS OF WAY

No deed, easement, right-of-way or other conveyance shall be accepted by the Town Board before the developer has certified in writing that the work required under the Subdivision Regulations is completed, that the developer has filed "as-built" drawings certified by a licensed engineer to the Town of Hannibal, until the developer has filed with the Town Clerk an Affidavit of No Liens against the lands to be conveyed, until the Town Engineer has as to the proper completion of the work involved according to the approved subdivision plat, until the Planning Board attorney has approved the execution of the instruments involved, until the developer has furnished a 40 year abstract of title showing the property free and clear of all liens and encumbrances or has furnished a title insurance policy with no exceptions, nor until the Planning Board has investigated into the conveyance and has issued a written recommendation to the Town Board.

#### Section 140.0 FILING OF SUBDIVISION PLAT AND DOCUMENTS

##### 140.1 Required number of Copies

All submittals made by the developer shall be furnished in two (2) copies, except where additional copies may be required to satisfy SEQRA requirements.

## 140.2 Filing

All of such copies shall be filed with the Secretary of the Planning Board at the Town Hall of the Town of Hannibal located, Auburn Street, Hannibal, New York 13074.

## 140.3 Distribution of Copies

Immediately upon filing of the subdivision plat and supporting documentation, the originals shall be filed in the Planning Board's permanent file and copies shall be distributed as follows:

Original - Planning Board permanent file  
Copy to - Town Clerk's File

## 140.4 Planning Board Attorney Review and Report

The Planning Board attorney shall examine the submittals and make a written report to the Planning Board as to conformance with the Subdivision Regulations.

## 140.5 Planning Board Action

No action upon any application or transmittal will be taken by the Planning Board until ten (10) days after such filing.

# ARTICLE V - DESIGN AND IMPROVEMENT STANDARDS

## Section 150.0 A. PURPOSE

The purpose of good subdivision and site design is to create a functional and attractive development, to minimize adverse impacts, and to ensure a project will be an asset to a community. To promote this purpose, the subdivision and/or site plan shall conform to the following standards which are designed to result in a well-planned community without adding unnecessarily to development costs

## Section 150.0 B. SITE DESIGN STANDARDS

### 150.1 Site Analysis

An analysis shall be made of characteristics of the development site, such as site context; geology and soil; topography; climate; ecology; existing vegetation, structures, and road networks; visual features; and past and present use of the site.

### 150.2 Subdivision and Site Design

- a. Design of the development shall take into consideration all existing local and regional plans for surrounding community.

- b. Development of the site shall be based on the site analysis. To the maximum extent practicable, development shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impacts and alteration of natural features.
- c. The following specific areas shall be preserved as undeveloped open space, to the extent consistent with the reasonable utilization of land, and in accordance with applicable state or local regulations:
  - 1) Unique and/or fragile areas, including wetlands as defined in Section 404, Federal Water Pollution Control Act Amendments of 1972, and delineated on wetlands maps prepared by the U.S. Fish and Wildlife Service, field verified by on-site inspection;
  - 2) Significant trees or stands of trees, defined as the largest known individual trees of each species in the state, large trees approaching the diameter of the known largest tree, or species or clumps of trees that are rare to the area or of particular horticultural or landscape value;
  - 3) Lands in the flood plain, as defined by state or local regulations;
  - 4) Steep slopes in excess of 20 percent as measured over a ten foot interval unless appropriate engineering measures concerning slope stability, erosion and resident safety are taken;
  - 5) Habitats of endangered wildlife, as identified on federal or state lists; and
  - 6) Historically significant structures and sites, as listed on federal or state lists of historic places.
- d. The development shall be laid out to avoid adversely affecting ground water and aquifer recharge; to reduce cut and fill; to avoid unnecessary impervious cover; to prevent flooding; to provide adequate access to lots and sites; and to mitigate adverse effects of shadow, noise, odor, traffic, drainage, and utilities on neighboring properties.

### 150.3 Residential Development Design

- a. Residential lots shall front on residential access or subcollector streets, not on collector streets.
- b. Every lot shall have sufficient access to it for emergency vehicles as well as for those needing access to the property in its intended use.
- c. The placement of units in residential developments shall take into consideration topography, privacy, building height, orientation, drainage, and aesthetics.
- d. Buildings shall be spaced so that adequate privacy is provided for units.

- e. Depth. The distance from the street line to the line across the rear end of any lot shall not exceed four times the width of the lot measured along the street line except where the developer demonstrates to the Planning Board that lots of greater depth will not include any reasonably developable lands or that a greater depth will not imperil or prevent development of abutting lands.
- f. In order to promote traffic and highway safety, a series of separate driveway cuts along any collector, main or arterial highway shall be unacceptable. Either eyebrow road design, reverse frontage, marginal access roads or joint driveway shall be provided.

#### 150.4 Commercial and Industrial Development Design

Commercial and industrial developments shall be designed according to the same principles governing the design of residential developments; namely, buildings shall be located according to topography, with environmentally sensitive areas avoided to the maximum extent practicable; factors such as drainage, noise, odor, and surrounding land uses considered in siting buildings; sufficient access shall be provided; and adverse impacts buffered.

#### 150.5 Circulation System Design

- a. The road system shall be designed to permit the safe, efficient, and orderly movement of traffic; to meet, but not necessarily exceed the needs of the present and future population served; to have a simple and logical pattern; to respect natural features and topography; and to present an attractive streetscape.
- b. In residential subdivisions, the road system shall be designed to serve the needs of the neighborhood and to discourage use by through traffic.
- c. The pedestrian system shall be located as required for safety. In conventional developments, walks shall be placed parallel to the street, with exceptions permitted to preserve natural features or to provide visual interest. In planned developments, walks may be placed away from the road system, but they may also be required parallel to the street for safety reasons.

#### 150.6 Landscape Design

- a. Reasonable landscaping should be provided at site entrances, in public areas, and adjacent to buildings. The type and amount of landscaping required shall be allowed to vary with type of development.
- b. The plant or other landscaping material that best serve the intended function shall be selected. Landscaping materials shall be appropriate for the local environment, soil conditions, and availability of water. The impact of the proposed landscaping plan at various time intervals shall also be considered.

Section 170.0 LANDSCAPING STANDARDS

170.1 Purpose

- a. Landscaping shall be provided as part of site plan and subdivision design. It shall be conceived in a total pattern throughout the site, integrating the various elements of site design, preserving and enhancing the particular identity of the site, and creating a pleasing site character.
- b. Landscaping may include plant materials such as trees, shrubs, ground covers, perennials, and annuals, and other materials such as rocks, water, sculpture, art, walls, fences, paving materials, and street furniture.

170.2 Landscape and Grading Plan

A. **Landscape Plan** - A landscape plan prepared by a certified landscape architect shall be submitted with the application, unless a variance or waiver is granted. The plan shall identify existing and proposed trees, shrubs, and ground covers; natural features such as rock outcroppings; and other landscaping elements. The plan shall show where they are or will be located and planting and/or construction details. Where existing plantings are to be retained, the applicant shall include in the plans proposed methods of protecting them during construction.

B. **Grading Plan** - A grading plan prepared by a licensed land surveyor or engineer shall be submitted. This plan shall show proposed contour lines at two foot intervals and shall show all streams, ditches, swales and steep slopes both on the site and within 250 feet from the nearest boundary line. Said plan shall show provisions for disposition of all surface water runoff and for disposition of all other waters whether natural or artificial.

Implementation and construction according to the final grading plan shall be secured using the Improvement Guarantees provided for in Section 90.0 hereof.

170.3 Site Protection and General Planting Requirements

- a. Topsoil preservation - Topsoil moved during the course of construction shall be stockpiled and redistributed on all regraded surfaces so as to provide at least four (4) inches of even cover to all disturbed areas of the development and shall be stabilized by seeding or planting. Stockpiling shall take place only in open areas.
- b. Removal of debris - All stumps and other tree parts, litter, brush, weeds, excess or scrap building materials or other debris shall be removed from the site and disposed of in accordance with the law before any Certificate of Occupancy may be issued. No tree stumps, or portions of tree trunks or limbs shall be buried anywhere in the development. All dead or dying trees, standing or fallen, shall be removed from the site. If trees and limbs are

reduced to chips, they may be used as mulch in landscaped areas, subject to approval by the town engineer.

- c. Protection of existing plantings - Maximum effort should be made to save fine specimens. No earth disturbance, no additional soil or temporary stockpiling or temporary roadways shall take place within four (4) feet of shrubs or ten (10) feet of trees designated on the landscape plan to be retained. Protective barriers or tree wells shall be installed around each plant and/or group of plants that are to remain on the site. Barriers shall not be supported by the plants they are protecting, but shall be self-supporting. They shall be a minimum of four (4) feet high and constructed of a durable material that will last until construction is completed. Snow fences and silt fences are examples of acceptable barriers.
- d. Slope plantings - Landscaping of all cuts and fills and/or terraces shall be sufficient to prevent erosion, and all roadway slopes steeper than one (1) foot vertically to three (3) feet horizontally shall be planted with ground cover appropriate for the purpose and for soil conditions, water availability and environment.
- e. Additional landscaping - In residential developments, besides the screening and street trees required, additional plantings or landscaping elements may be required throughout the subdivision where necessary for climate control, privacy, or other reasons in accordance with the landscape plan approved by the Planning Board and taking into consideration cost constraints. In non-residential developments, all areas of the site not occupied by buildings and required improvements shall be landscaped by the planting of grass or other ground cover, shrubs, and trees as part of the landscape plan approved by the Planning Board.
- f. Planting specifications - Deciduous trees shall have at least a two-inch caliper at planting. Size of evergreens and shrubs shall be allowed to vary depending on setting and type of shrub. Only nursery-grown plant materials shall be acceptable, and all trees, shrubs, and ground covers shall be planted according to accepted horticultural standards. Dead and dying plants shall be replaced by the developer during the following planting season.
- g. Plant species - The plant species selected should be hardy for the particular climatic zone in which the development is located and appropriate in terms of function and size.

#### 170.4 Buffering

- a. Function and materials - Buffering shall provide a year-round visual screen in order to minimize adverse impacts. It may consist of fencing, evergreens, berms, rocks, boulders, mounds, or combinations thereof to achieve the same objectives.

- b. When required - Every development shall provide sufficient buffering, when topographical or other barriers do not provide reasonable screening and when the Planning Board determines that there is a need (1) to shield neighboring properties from any adverse external effects of a development; or (2) to shield the development from negative impacts of adjacent uses such as streets or railroads. In high density developments, when building design and siting do not provide privacy, the Planning Board may require landscaping, fences, or walls to screen dwelling units for privacy. Buffers shall be measured from side and rear property lines, excluding driveways.
- c. Amount required:
- 1) Where more intensive land uses abut less intensive uses, a buffer strip twenty-five (25) feet in width shall be required.
  - 2) Parking lots, garbage collection and utility areas, and loading and unloading areas should be screened around their perimeters by a buffer strip a minimum of five (5) feet wide.
  - 3) Where residential subdivision streets abut higher-order streets (collectors or arterials), adjacent lots shall front on lower-order streets, and a landscaped buffer area shall be provided along the property line abutting the road. The buffer strip shall be a minimum of twenty-five (25) feet wide or wider where necessary for the health and safety of the residents. It shall include both trees and shrubs.
- d. Design - Arrangement of plantings in buffers shall provide maximum protection to adjacent properties and avoid damage to existing plant material. Possible arrangements include planting in parallel, serpentine, or broken rows. If planted berms are used, the minimum top width shall be four (4) feet, and the maximum side slope shall be 2:1.
- e. Planting specifications - Plant materials shall be sufficiently large and planted in such a fashion that a year-round screen at least eight (8) feet in height shall be produced within three (3) growing seasons. All plantings shall be installed according to accepted horticultural standards.
- f. Maintenance - Plantings shall be watered regularly and in a manner appropriate for the specific plant species through the first growing season, and dead and dying plants shall be replaced by the applicant during the next planting season. No buildings, structures, storage of materials, or parking shall be permitted within the buffer area; buffer areas shall be maintained and kept free of all debris, rubbish, weeds, and tall grass by the owner of the buffer area.



180.1 General

- a. Design of the storm water management system shall be consistent with general and specific concerns, values, and standards of the municipal master plan and applicable county, regional, and state storm drainage control programs, including mosquito commission control standards, if applicable. Design shall be based on environmentally sound site planning and engineering techniques.
- b. The best available technology shall be used to minimize off-site storm water runoff, increase on-site infiltration, encourage natural filtration functions, simulate natural drainage systems, and minimize off-site discharge of pollutants to ground and surface water. Best available technology may include measures such as retention basins, recharge trenches, porous paving and piping, contour terraces, and swales. Concrete or impervious surface gutters shall be used minimizing erosion. Roadside gutters or ditches shall not exceed 400 feet distance between manholes or disposal system. Underdrain shall be installed as necessary.
- c. Easements to ultimate point of stream discharge shall be furnished.
- d. The pattern of drainage shall be included in the grading plans. This plan shall clearly indicate the direction of flow of all surface water; the location, size and type of drainage structures; and a notation as to the final point of discharge of the surface water. The subdivider shall make suitable entrances to private driveways, and driveway culverts shall be installed as approved by the Planning Board.
- e. The Planning Board reserves the right to require special provisions in any case where, in the opinion of the Planning Board, runoff cannot be adequately handled by the drainage structures shown on the typical sections.
- f. Land subject to flooding and land deemed by the Planning Board to be uninhabitable shall not be platted for residential occupancy nor for such other uses as may, in the opinion of the Planning Board, pose a danger to health, life or property.
- g. All subdivisions shall be laid out to be compatible with the drainage pattern affecting the areas involved, with proper provision to be made for adequate storm drainage facilities. Storm drainage plans shall reflect potential surface runoff within the drainage area after development.
- h. Right-of-way for storm drainage must be sufficient for facilities to handle not only the anticipated discharge from the property being subdivided, but also the anticipated runoff that will occur when property at a higher elevation in the drainage basin is developed.

- i. Whenever possible, lots shall be graded so that drainage from the lot flows to a street, municipally owned drainage facility, or natural watercourse without crossing other lots. When drainage from a lot will cross another lot, a drainage swale shall be provided, centered approximately along the lot line unless an alternate location has been approved by the Planning Board. When drainage from a portion of a lot or lots totaling more than one half acre will cross another lot, an easement and suitable drainage facility shall be provided to carry the drainage.

## 180.2 Erosion and Sedimentation Control Plan

The following seven items are "Triggers" requiring a Sediment and Erosion Control Plan when development plans submitted exceed one or more of these guideline minimums.

### 1. Soil Sensitivity:

When the majority of soil types on the disturbed site have a .49K erosivity factor and are on a B slope or greater. These soils are as follows:

ChB	-	Collamer
DuC	-	Dunkirk
DdD	-	Odessa
ScC Rolling	-	Schoharie
ScB	-	Schoharie
ScC	-	Schoharie
WwD	-	Williamson
WwC	-	Williamson
WwC2	-	Williamson

2. Nearness to a wetland: As identified by the U.S. Department of Interior Fish and Wildlife Department maps and/or NYSDEC maps.

No closer than 100 feet upstream from a wetland as identified above.

3. Nearness to a water course or water body:

No closer than 300 feet upstream of a "Blue Line" stream or water body as shown on a U.S.G.S. topographic map.

4. Minimum size of project:

Three acres of land or greater

5. Slope:

A "C" slope soil or greater as indicated in "The Soil Survey of Oswego Co."

6. Size of watershed draining through the project:

Not to exceed five (5) acres.

7. Significant alteration of existing land features.

8. Critical projects as identified by the Town of Hannibal.

### 180.3 Contents of the Plan

Any project which meets or exceeds one or more of the minimums listed above will require an erosion and sediment control plan. This plan must substantially meet or exceed the requirements of the "New York Guideline for Urban Erosion and Sediment Control" "Reducing the Impacts of Stormwater Runoff from New Development" published by the New York State Department of Environmental Conservation, and any local laws implementing the above. To satisfy these requirements, the plans and specifications must show how the project will alter existing land features and detail the proposed steps to control erosion and sedimentation and must set out the construction sequence.

## Section 190.0 SPECIFICATIONS AND CONSTRUCTION STANDARDS

### 190.1 Streets - General Layout

- a. Residential streets shall be arranged so as to discourage thru-traffic and provide for maximum privacy.
- b. Where an existing street is to be extended into a new section of a tract or into a new subdivision, the existing street shall not be used for the transport of heavy machinery, equipment, or for haulage of construction materials and supplies of any sort. Alternative access shall be provided by the developer with the consent of the Planning Board.
- c. Cul-de-sacs and hammerheads in the local street system shall not exceed 800 feet in length, not including the turn-around area. Cul-de-sacs shall have a cartway diameter of at least 100 feet and street boundary line diameter of 120 feet.
- d. Cul-de-sacs shall be planned and designed so as to make adequate provision for piling up of snow during snow removal operations and adequate surface water drainage disposal of snow melt shall be provided.
- e. Hammerheads. The use of hammerheads is not a preferred design due to the necessity of school buses and snow plows backing up in order to negotiate the hammerhead.
- f. Residential street blocks shall not be less than 500 feet in length nor more

than 1200 feet in length except in the case of topographic limitations.

- g. Green streets shall not be used for the transport of heavy loads or equipment
- h. Where such is now shown in the Master Plan, the arrangement of streets in a subdivision shall either:

(1) Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; or

(2) Conform to a plan for the neighborhood approved or adopted by the Planning Board to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.

- i. Minor streets shall be so laid out that their use by thru traffic will be discouraged.
- j. Where a subdivision abuts or contains an existing or proposed arterial street, the Planning Board may require marginal access streets, reverse frontage with screen planting contained in a non-access reservation along the rear property line, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of thru and local traffic.
- k. Where a subdivision borders on or contains a railroad right-of-way, the Board may require a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land, as for park purposes in residential districts, or for commercial or industrial purposes in appropriate districts. Such distances shall also be determined with due regard for the requirements of approach grades and future grade separations.
- l. Reserve strips controlling access to streets, water plants, or sewage treatment plants, or to other land dedicated or to be dedicated to public use, shall be prohibited except where their control is definitely placed in the Town under conditions approved by the Planning Board.
- m. Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall be avoided.
- n. A tangent at least one hundred (100) feet long shall be introduced between reverse curves on arterial and collector streets.
- o. When connecting street lines deflect from each other at any one point by more than ten (10) degrees, they shall be connected by a curve with a radius at the inner street line of not less than three hundred fifty (350) feet for local and collector streets, and of such greater radii as the Planning Board shall determine for special cases.

- p. Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at an angle of less than seventy-five (75) degrees. Any change in street alignment to meet this requirement shall occur at least one hundred (100) feet from the intersection.
- q. Property lines at street intersections shall be rounded with a radius of ten (10) feet, or with a greater radius where the Planning Board may deem it necessary. The Planning Board may permit comparable cutoffs or chords in place of rounded corners.
- r. Street right-of-way widths shall be as shown in the Official Map and where no shown thereon, shall be not less than as follows:

<u>Street Type</u>	<u>Right-of-Way Width</u>
Arterial	100 to 120 feet
Collector or secondary artery	80 feet
Minor	60 feet
Local	49.5 feet
Private streets or roads	Cartway width plus ditches and gutters

- s. Dead-end streets, designed to be so permanently shall not be generally approved. However, where approved by the Planning Board they shall be provided at the closed end with a turn-around having a street property line diameter of at least one hundred thirty (130) feet.
- t. Street names and house numbers. Proposed street names shall be cleared with the County Highway Department to avoid duplications or use of similarly sounding or spelled names. Street names shall be also cleared with the Town officials designated by the Town Board. House numbers should be shown following standard practice of house numbering. A copy of the final map shall be filed with the local post office and with the fire fighting organization servicing the area.
- u. Street grades, wherever feasible, shall not exceed the following, with due allowance for reasonable vertical curves and with not less than two hundred (200) feet between changes of grade:

<u>Street Type</u>	<u>Maximum Percentage of Grade</u>
Arterial	4
Collector	5
Minor	6

- v. In order to facilitate drainage, no street grade shall be less than 0.5 percent. This requirement may be reduced 0.3 percent if there are street curbs or if pavement wearing surface is smooth finished.

w. Limitation of access to the streets.

Minor streets	- no limitation
Collectors	- no limitation
Arterials	- restricted as far as practicable.

#### 190.2 Pavement, Gutters Curbs and Catch Basins

Pavement, gutters, catch basins shall be provided for all public and private streets in accordance with the following standards:

- a. Typical road section nomenclature appears in Exhibit 1.
- b. Pavement design for residential minor streets and cul-de-sacs appears in Exhibit 2.
- c. Pavement design for arterial streets appears in Exhibit 3.
- d. Catch basin design appears in Exhibit 4.
- e. Underdrain design appears in Exhibit 5.
- f. Curb detail and gutter detail appear in Exhibits 6 and 7.
- g. Concrete gutter detail appears in Exhibit 8.

#### 190.3 Notification and Commencement of Road Construction

The developer shall notify the Town Highway Superintendent at least ten (10) days prior to start of any clearing, site grading, drainage work and road way construction. The developer shall cause a grade letter prepared by a licensed land surveyor or professional engineer to be filed in the office of the Town Superintendent of Highways prior to commencing the construction of the subbase course.

No part of the bituminous pavement shall be constructed or installed until all utilities have been installed and until the subbase has been approved by the Town Engineer or the Town Superintendent of Highways in writing.

#### 190.4 Inspection of the Work

The Town Superintendent of Highways will periodically inspect the work during its progression. The developer shall be responsible for the survey and the stake-out of all streets and facilities and for furnishing and installing all materials and facilities in accordance with the plans and specifications.

The Town Superintendent of Highways shall maintain the right to reject any and all materials not meeting specifications which the contractor desires to incorporate into the work.

The developer shall notify the Town Superintendent of Highways prior to placing subbase material and also prior to placing asphalt/concrete. Neither material shall be placed until prior work has been inspected and approved in writing by the Town Superintendent of Highways.

An inspection by the Town Superintendent of Highways will be made upon substantial completion of all work. A check list of items requiring further work will be prepared and submitted to the developer. Upon completion of the work required by the checklist, a final inspection will be made for the purpose of ascertaining whether all work has been completed.

All inspections by the Town will be made in a timely basis.

#### 190.5 Rough Grading of Roads

All soil, rock and other material shall be removed and utilized or disposed of as required by the plans and specifications. All excavation and embankment work shall be executed to the work and limit lines as shown on the plans. Embankment construction operations shall not be performed from November 1st to April 1st, except with written permission of the Superintendent of Highways or the Town Engineer.

Prior to the commencement of excavation, or fill, stripping shall be conducted to remove all topsoil, roots, organic matter, rubbish or other debris for the full width of the road property.

Usable topsoil from stripping shall be stockpiled for future use in piles at approved locations outside the limits of the road property.

If there is not sufficient excavated material or a suitable quality at the site to complete the embankment, subgrades and backfilling to the required lines and grade, the developer shall borrow the necessary additional materials. The source and acceptability of the borrow material shall be subject to the approval of the Town at all times.

#### 190.6 Subgrade

Prior to the placement of the gravel subbase course, the roadway subgrade and the ditch backslopes shall be brought to the true grade as indicated in the road-way cross section. After shaping, the roadway subgrade shall be pre-rolled with a smooth steel-wheeled roller weighing not less than ten tons. Any depression shall be filled with suitable gravel materials. Any soft or unsuitable material shall be removed and replaced as directed by the Town Superintendent of Highways. The subgrade shall then be reshaped and re-rolled until there is no movement under the roller. The Town Superintendent of Highways may, at his option, require the placement of a filter fabric material upon the subgrade surface prior to a placement of the gravel subbase in areas of poor subgrade quality.

## 190.7 Underdrains

Six-inch, perforated, corrugated, metal pipe underdrains shall be installed as shown in Exhibit 5 or as indicated on the approved plans, using pipe and granular filter material furnished and installed in accordance with Section 605 of the New York State Department of Transportation Standard Specifications. All underdrains shall have positive drainage and shall flow to positive drainage system.

## 190.8 Subbase Course

A subbase course of the type specified shall be furnished, placed and compacted and fine graded in conformity with the lines, grades and thicknesses as shown in Exhibits 2 and 3 roadway sections, or as indicated in the approved plans and in accordance with Section 304 of the New York State Department of Transportation Standard Specifications.

The type, source, gradation, soundness and plasticity index of the subbase material shall be approved by the Town Highway Superintendent prior to placement of the material.

Placing and Compaction - Prior to placing the subbase course, the finished subgrade surface shall not extend above the design elevation at any location. Subbase material shall be spread on the grade by a procedure that minimizes particle segregation. Compaction of any subbase course lift shall not lag spreading operations by more than 500 linear feet. The depth of loose spread lifts shall not exceed those permitted by the type and classification of compactor utilized, and all compaction details shall be in accordance with Section 203-3.12, "Compaction" of the NYS DOT Standard Specifications. The minimum loose lift thickness of subbase materials shall be 1.5 times the maximum particle size of the material being placed. The minimum thickness of the upper course of a two-course subbase shall be four inches.

Traffic and Contamination - No highway or construction equipment traffic shall be permitted over the final finished subbase course surface except as necessary for the construction of the overlying course at that location. Prior to final finishing of the course, however, traffic over the course may be permitted at locations designated by and under such restrictions as may be imposed by the Town. In locations where permission is given to route construction equipment over the subbase course, the developer shall place the course grade to form a temporary protective layer. After traffic in these locations has been terminated, the protective layer shall be removed and the surface of the course fine-graded to the proper grade as specified in Section 304-3.04 of the NYS DOT Standard Specifications.

Contamination of the subbase course with any deleterious material, such as silt, clay, mud or organic material, through any cause whatsoever, shall be corrected by the developer, at his expense, by excavation and replacement of the subbase material in the affected areas.

Fine Grade Tolerance - The final surface of the subbase course shall be fine graded so that, after final compaction and just prior to placement of base or pavement course,



the surface elevation shall not vary more than one-quarter inch above or below the design line and grade at any location. The surface shall be completed to the above tolerance and approved by the Town Engineer prior to any work at a given location to place an overlying course. If after approval the course becomes displaced or disturbed in any way for any reason, the developer shall repair and regrade the damage to the satisfaction of the Town Engineer prior to placing the overlying course.

#### 190.9 Bituminous Pavement

Asphaltic Concrete base and surface courses of the type specified shall be furnished and placed in conformity with the lines, grades and thicknesses as shown on the Town standard roadway sections, Exhibits 2 and 3 or as indicated in the plans and in accordance with Section 400 of the NYS DOT Standard Specifications.

Asphalt Concrete - Type 1 Base

Asphalt Concrete - Type 3 Binder

Asphalt Concrete - Type 6 top

Asphalt Concrete Top Course shall be placed only during the period of May 1st to October 15th.

#### Section 200 0 DRAINAGE

All grading and construction activities shall be conducted in a manner to insure satisfactory drainage of surface water at all times. All existing culverts and drainage systems shall be maintained in satisfactory operating condition throughout the course of the work. If it is necessary to interrupt existing surface drainage, sewers, or under-drainage, then temporary drainage facilities shall be provided until the permanent drainage facilities are complete and properly functioning.

#### 200.1 Culverts and Subsurface Drainage

All underground facilities, culverts and storm sewers shall be installed prior to placing of the subbase course. All culverts crossing the center line of the roadway shall be a minimum of 12 inches in diameter. The materials and installation for all pipes shall conform to the NYS DOT Standard Specifications.

Where called for on the plans, all catch basins, drop inlets and manholes, including the frames and grates, are to be constructed according to the NYS DOT Standard Specifications.

All pipes and drainage structures are to have positive drainage and be laid according to the approved plans. They are to be protected and maintained, and, if necessary, be cleaned, repaired or replaced before final acceptance.

#### 200.2 Seeding

All areas within the right-of-way and beyond the paved areas, which have been disturbed by the construction and will not be further developed for a period of 12

months or longer, shall be prepared and seeded according to NYS DOT Standard Specifications, Section 610.

### 200.3 Access to Existing Properties

Where new construction is being performed in areas of existing houses, continuous access to and into driveways shall be provided, and the travel way shall be adequately signed and barricaded to protect the traveling public.

### 200.4 Permits for Work Within Town Highway Right-of-Way

No work requiring excavation, filling, cutting of pavement, drainage improvements or the installation or maintenance of pipelines or utilities will be permitted within the right-of-way of any Town highway without the prior written consent of the Town Board through the issuance of a permit.

Individuals, corporations or municipal entities seeking such permit approval shall make application in triplicate upon such form as prescribed by the Town. The application shall include plans detailing the proposed work. A performance bond may be required for the satisfactory completion of the proposed work in an amount as determined by the Town Board.

### 200.5 "As-Built" Drawings

Upon completion of the work, the Contractor shall prepare and submit one reproducible copy of "As-Built" drawings to the Town Highway Superintendent and two paper copies to the Town Clerk. The "As-Built" drawings shall show the as-constructed roadway center line elevations, drainage pipe inverts, catch basin inverts and top of grate elevations, underdrain locations, and outlet inverts, all field modifications made to the approved plans including alignment, profiles, pavement, drainage and roadway typical sections, all utilities and infrastructure.

## ARTICLE VI - EASEMENTS

### Section 300.0 EASEMENTS

300.1 Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary and shall be at least fifteen (15) feet wide.

300.2 Where a subdivision is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way at least twenty (20) feet wide conforming substantially with the liens of such water course, and such further width or construction, or both, as will be adequate for the purpose. Parallel streets or parkways may be required in connection therewith.

## ARTICLE VII - BLOCKS

### Section 400.1 Blocks

1. The lengths, widths and shapes of blocks shall be determined with due regard to:
  - a) Provision of adequate building sites suitable to the special needs of the type of use contemplated.
  - b) Zoning requirements as to lot sizes and dimensions.
  - c) Needs for convenient access, circulation, control, and safety of street traffic.
  - d) Limitations and opportunities of topography.
2. Block lengths generally shall not exceed sixteen hundred (1600) feet, nor be less than four hundred (400) feet.

### 400.2 Intersections

Intersections with arterial streets should be held to a minimum and preferably spaced at least one thousand (1000) feet apart.

### 400.3 Pedestrian Crosswalks

Pedestrian crosswalks, not less than ten (10) feet wide shall be required where deemed essential to provide circulation, or access to schools, playgrounds, shopping centers, transportation and other community facilities.

## ARTICLE VIII - LOTS

### Section 500.0 LOT SIZES

#### 500.1 Lot Sizes

The lot size, width, depth, shape and orientation, and the minimum building setback lines, shall be appropriate for the location of the subdivision and for the type of development and use contemplated.

#### 500.2 Flooding

Land subject to flooding shall not be platted for residential occupancy nor for such other uses as may increase danger to life or property or aggravate the flood hazard.

#### 500.3 Residential Lot Dimensions

Residential lot dimensions shall conform to the requirements of the Zoning Law and to the following standards:

- a. Residential lots where not served by public sewer shall be such as to meet the requirements of the pertinent codes and the regulations of the New York State Department of Health.
- b. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.

#### 500.4 Corner Lots

Corner lots for residential use shall have extra width to permit appropriate building setback from and orientation to both streets.

#### 500.5 Street Access

The subdividing of the land shall be such as to provide, by means of a public street, each lot with satisfactory access to an existing public street.

#### 500.6 Reverse Frontage Lots

Reverse frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement at least ten (10) feet wide, across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery or other disadvantageous use.

#### 500.7 Side Lot Lines

Side lot lines shall be substantially at right angles or radial to street lines.

#### 500.8 Larger Parcels

In case a tract is subdivided into larger parcels than normal building lots, such parcels shall be arranged so as to allow the opening of future streets and logical further re-subdivision.

### ARTICLE IX - PUBLIC SITES, OPEN PLACES AND PARK LANDS

#### Section 600.0 Public Sites, Open Places and Park Lands (x-ref. Art. IV Sec. 50.0)

600.1 Due consideration shall be given to the character, location and reservation of parks, playgrounds, schools, water plants, sewage treatment plants and lands for other community purposes. Areas bordering streams, lakes or other water courses shall be given special consideration for such uses. The owner should indicate such land upon the plans as "Reserved for Parks and Playground Purposes."

600.2 Where such sites or open spaces are shown upon the Master Plan, the

Planning Board may require the reservation or dedication of such areas within the subdivision.

600.3 Notwithstanding any other provision of these Regulations, the Planning Board may require the conveyance to the town of lands aggregating up to five (5) percent of the total acreage of the subdivision for parks suitably located for playground or other recreational purposes. If the Planning Board determines that suitable park or parks of adequate size cannot be properly located within such subdivision or is otherwise not practical, the Planning Board may require as a condition of approval the payment to the town of the amount of \$100.00 per lot for each dwelling unit within the subdivision, which amount shall constitute a trust fund to be used by the town exclusively for park, playground or recreation purposes; or the Planning Board may require a combination of park lands and moneys to be paid to the Town, if the Planning Board determines that such a combination would most effectively carry out the purpose of Town Law, Section 277.

## ARTICLE X - TREES AND NATURAL FEATURES

### Section 700.0 Trees and Natural Features

700.1 Reasonable requirements for the preservation of outstanding natural features may be specified. These include large trees or groves, water courses and falls, historic spots, exceptional views, and similar irreplaceable assets in which there is public interest. The Planning Board may require planting of trees and shrubs as necessary to carry out the intent of the Master Plan.

- a. Trees required by the Planning Board shall be located on lots at least five feet outside of the highway boundary lines.
- b. New trees shall measure at least one and one-half inches in diameter at a point four feet above the finished grade.
- c. Trees shall be hardy, suitable to local soil and climate and shall be of species approved by the Planning Board. Poplars, box elders, cattle pass, horse chestnuts, willows and elms shall be discouraged.

### 700.2 Easements

- a. Easements across lots or centered on rear or side lot lines shall be provided for utilities where they are anticipated, and for drainage rights-of-way.
- b. Where permanent utility and drainage easements are required outside of town highways and, such easements shall be at least twenty feet in width.

### 700.3 Storm Drainage x-ref. Art. Sec. 180.0

- a. All subdivisions shall be related to the drainage pattern affecting the areas

involved, with proper provision to be made for adequate storm drainage facilities.

- b. Where a subdivision is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water drainage easement conforming substantially with the lines of such water course, and of such width as to encompass the flood of record plus three feet in elevation or conforming to FEMA-HUD Flood Plain Maps whichever the Planning Board deems more reasonable.
- c. Rights-of-way for storm water drainage must be sufficient for facilities to handle not only the anticipated discharge from the property being subdivided but also the anticipated run-off that will occur when property at a higher elevation in the drainage basin is developed.

## ARTICLE XI - REQUIRED IMPROVEMENTS

### Section 800.0 MONUMENTS AND LOT CORNER MARKERS

#### 800.0 MONUMENTS AND LOT CORNER MARKERS

Monuments: Survey points governing subdivision location shall have the following qualities: unique (wrought iron rod or iron pipe); detectable (partly ferrous, not stone); durable (concrete, copper or aluminum shell) and identifiable (tagged with surveyors' name and registration number). The placement of monuments shall be consonant with accessibility (preferably road right-of-way), preservation (avoid utilities, future driveways) and line of sight (if possible). The desired density of monumentation will be at least 2 per every 10 lots, or at least 2 per the first 500 feet of road with an additional monument for every 500 feet, or at least 3 per each partial section of the total subdivision filed, whichever yields the greatest number.

All lot corner markers shall be permanently located per the final plat, at least three-quarter inches (if metal) in diameter and at least twenty-four inches in length, and located in the ground to existing grade. These monuments may be installed following the installation of permanent utilities and cause ways.

## ARTICLE XII - PLATS AND DATA

### Section 900.0 PRELIMINARY PLAT - EXISTING CONDITIONS

#### 900.0 Existing Conditions

Existing conditions data shall include the following except when otherwise specified by the Planning Board.

- a. Key plan showing location (including name of town or towns) and boundaries of tract (Small map showing plat location in relation to town lines.)

- b. Property lines and easements: Property lines, location, width and purpose of easements; existing platting (if this is a re-subdividing project); restrictions on use of land, including easements, covenants, and declarations.
- c. Streets on and adjacent to the tract (including all streets shown in the Official Map; name and right-of-way width and elevation of surfacing; and legally established centerline elevations; walks, curbs, gutters, bridges, culverts, etc.
- d. Utilities on and adjacent to the tract; location, size invert elevation of sanitary and storm sewers; location and size of water mains; location of gas lines; fire hydrants, electric and telephone poles, and street lights. If water mains and sewers are not on or adjacent to the tract, indicate the direction and distance to, and size of nearest facility, showing invert elevation of sewers. Where drainage is to be natural water course or ditch at recognized flood stages shall be shown.
- e. Ground elevations on the tract, based on a datum plane approved by the Engineer for land that slopes less than approximately two (2) percent show spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than one hundred (100) feet apart in all directions; for land that slopes more than approximately two (2) percent either show contours with an interval of not more than five (5) feet if ground slope is regular and such information is sufficient for planning purposes, or show contours with an interval of not more than two (2) feet if necessary because of irregular land or need for more detailed data for preparing plans and construction drawings.
- f. Subsurface conditions on the tract; location and results of tests made to ascertain subsurface soil; rock and ground water conditions; depth to ground water unless test pits are dry at a depth of five (5) feet; location and results of solid percolation tests if individual sewage disposal systems are contemplated.
- g. Other conditions on the tract; water course marshes, rock outcrops, wooded areas, houses, other buildings, trees having a diameter of twelve (12) inches or more measured approximately five (5) feet from grade level and other significant features.
- h. Other conditions on adjacent land; approximate direction and gradient of ground slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers, and other nearby non-residential land uses or adverse influences; owners of adjacent unplatted land; for adjacent platted land refer to subdivision plat by name, recordation date and number.
- i. Photographs, if required by the Planning Board; camera locations, directions of view and key numbers shall be furnished.
- j. Zoning of subject tracts and all adjoining lands.

- k. Proposed public improvements: highways or other major improvements planned by public authorities for future construction or near the tract.
- 1. Land title and survey: deed description according to official records; names and addresses of record owners; map or survey of tract boundary (including all pertinent bearings and distances) made and certified by a registered land surveyor, tied into established town reference points and where possible related to the state system of plan coordination established by Chapter 545 of the Laws of 1938 bear signed certification of accuracy to the Town of Hannibal; notations stating acreage, scale, north point, datum, bench marks and date of survey. Current abstract of title certified to Planning Board of the Town of Hannibal.

#### 900.2 Preliminary Plat - New Detail

Preliminary Plat shall be at a scale of not more than one hundred (100) feet to the inch. It shall show or be accompanied by existing conditions data required above in Section 300.1 and shall show all proposals including the following:

- a. Streets: names; roadway widths; approximate grades and gradients; similar data for alleys, if any.
- b. Other rights-of-way or easements: location, width and purpose.
- c. Location of utilities, if not shown on other exhibits.
- d. Lot lines, lot numbers and block numbers.
- e. Sites, if any, to be reserved or dedicated for parks, playgrounds or other public uses.
- f. Sites, if any, for multi-family dwellings, shopping centers, churches, industry or other non-public uses exclusive of single-family dwellings.
- g. Minimum building setback lines.
- h. Site data, including number of residential lots, typical lot size, and acres in parks, etc.
- i. Subdivision name or title (under which to be eventually recorded); also scale, north point, date and name and address of owner and designer and phone numbers.
- j. Contiguous properties and names of owners.
- k. Copy of tax map.
- l. Proposed restrictions on use of land.
- m. Building types and approximate size and selling price.



### 900.3 Other Requirements of Preliminary Plat

The Preliminary Plat shall also include:

- a. Profiles showing existing ground surface and proposed street grades, including extensions for a reasonable distance beyond the limits of the proposed grading, roadway and sidewalk;
- b. Preliminary designs of any bridges and culverts which may be required.
- c. Preliminary designs and profiles of proposed water supply;
- d. Preliminary designs and profiles of proposed sanitary sewers (with grades and sizes indicated) connecting with existing sanitary sewerage systems, or alternative means of treatment and disposal;
- e. Preliminary designs and profiles for collecting and discharging storm drainage; and
- f. Proposals for street lighting and street trees.
- g. All elevations shall be based on a datum plane approved by the Town Engineer.
- h. Preliminary landscaping and grading plans.
- i. Location of manholes, basins and underground conduits.

### 900.4 Draft of Protective Covenants

Draft of protective covenants whereby the owner proposes to regulate land use in the subdivision and otherwise protect the proposed development.

## ARTICLE XIII - FINAL PLAT APPROVAL

### Section 1000.0 FINAL PLAT APPROVAL

Final Plat shall be clearly and legibly printed upon linen or canvas backed paper or drawn with a pen and India ink upon tracing cloth and must be either twenty (20) inches by twenty (20) inches or twenty (20) inches by forty (40) inches. The scale shall be one hundred (100) feet to the inch or larger. Where necessary, the Final Plat may be on several sheets accompanied by an index sheet showing the entire subdivision. For large subdivisions the Final Plat may be submitted for approval progressively in contiguous sections satisfactory to the Planning Board. The Final Plat shall show the following:

- a. Proposed subdivision name or identifying title and the name of the Town,

- Village and County in which the subdivision is located, the name and address of the record owner and subdivider, name, license number and seal of the licensed land surveyor.
- b. Tract boundary lines, right-of-way lines of streets, easements and other rights-of-way, and property lines of residential lots and other sites; with accurate dimensions, bearings or deflection angles, and radii, arcs, and central angles of all curves.
  - c. Name and right-of-way width of each street or other right-of-way.
  - d. Location, dimension and purpose of any easements.
  - e. Number to identify each lot or site in numerical order within blocks; letter to identify each block.
  - f. Purpose for which sites, other than residential lots, are dedicated or reserved.
  - g. Minimum building setback line on all lots and other sites.
  - h. Location and description of monuments.
  - i. Names of record owners of adjoining unplatted land.
  - j. Reference to recorded Final Plats of adjoining platted land by record name, date and number.
  - k. Certification by registered land surveyor to the Planning Board of the Town of Hannibal (including name, address, New York State license number and seal) certifying to accuracy of survey and plat.
  - l. Certification of title to the Planning Board of the Town of Hannibal showing that applicant is the land owner. Abstract of title with current continuation.
  - m. Water supply and sewage disposal arrangements, with details and certification of approval by the appropriate public agency. Where any water or sewer line, water plant or sewage treatment plant is to be installed by developer outside existing districts, the organization or enlargement of a water district and/or a sewer district may be required.
  - n. Offers of cession or warranty deed signed by owner dedicating streets, rights-of-way and any sites for public uses; and agreements covering the improvement and maintenance of uncaded public spaces and the conditions and time limits, if any, applying to site reservations. Abstract of Title as to those lands shall be certified to the Town.

o. Title, scale, north point and date.

1000.1 Cross sections and profiles of streets, drains and sewers showing grades approved by the Town Highway Superintendent. The profiles shall be drawn to standard scales and elevations and shall be based on a datum plane approved by the Town Highway Superintendent.

1000.2. Certificate by the Planning Board certifying that the owner has complied with one of the following alternatives:

- a. All improvements have been installed in accord with the requirements of these Regulations and with the action of the Planning Board giving Conditional Approval of the Preliminary Plat, or
- b. A performance bond or other security as above required has been posted, which is available to the Town and is of sufficient amount to assure such completion of all required improvements.

1000.3 Certificates by the Planning Board Attorney approving as to legal sufficiency all offers of cession, all deeds, easements, agreements, all covenants governing the maintenance of unceded public space, and any action taken to establish or extend water and/or sewer district; also approving the sufficiency of any bond offered in lieu of the completion of required subdivision improvements.

1000.4 Protective covenants in form for recording, including covenants governing the maintenance of unceded public spaces or reservations.

1000.5 Other data: Such other certificates, affidavits, endorsements or other agreements as may be required by the Planning Board in the enforcement of these Regulations.

## ARTICLE XIV - SPECIFICATION OF DOCUMENTS TO BE SUBMITTED

### Section 2000.0 SPECIFICATION OF DOCUMENTS TO BE SUBMITTED

#### 2000.1 Purpose

The documents to be submitted are intended to provide the approving authority with sufficient information and data to assure compliance with all municipal codes and specifications and ensure that the proposed development meets the design and improvement standards contained in these regulations. The specification of documents to be submitted is based on the type of development and particular stage of development application.

#### 2000.2 Requirements

The documents to be submitted are shown on the following pages. In specific cases and for documented reasons, the approving authority may waive the submission of a

particular document. The reasons for the waiver shall be indicated in the minutes of the approving authority.

#### 2000.3 Information Theme

The information required consists of three basis categories. They are:

- a. Basic project and plat description.
- b. Setting and environmental information.
- c. Project improvement and construction information.

#### 2000.4 Number of Copies Required

The number of copies of all documents required will be based on the SEQOR requirements for the project. A copy of each document required for each SEQOR package, to be mailed out to specific agencies, will be required. The Planning Board will specify the number as applicable. Two copies of the Final Plat will be required for filing in the Town Hall. At least one copy of the Final Plat will be required to file with the Oswego County Clerk's office.

## Required Submission Documents and Detail

Item Number	Description	Concept Plan	Survey	Subdivision	
				Preliminary	Final
I PROJECT, PLAT INFORMATION					
1	Name and Address of owner and applicant	x	x	x	x
2	Name, signature, license number, seal and address of engineer, land surveyor, architect, planner and/or landscape architect, as applicable, involved in preparation of plat	x	x	x	x
3	Title block denoting the type of application, the Tax Map sheet, county, name of municipality, block and lot and street location	x	x	x	x
4	A key map at specified scale showing the location of the tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500 feet; date of current survey.	x		x	x
5	A schedule of required and provided zone district(s) requirements, including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc.	x		x	x
6	North arrow and scale	x	x	x	x
7	Proof that taxes are current			x	x
8	Signature block for Chairman, Secretary, Town Engineer and Planning Board Attorney			x	x

Item Number	Description	Concept Plan	Survey	Subdivision	
				Preliminary	Final
9	Appropriate certification blocks including certification by licensed land surveyor to the Planning Board certifying accuracy of survey and plat		x	x	x
10	Monumentation and lot corner pins				x
11	Plat standardized sheets: 20 x 20 inches 20 x 40 inches Scale of 100 feet to an inch			x	x
12	Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all center lines and rights-of-way and center line curves on streets		x		x
13	Acreage of tract to the nearest tenth of an acre (for GDP, to nearest acre)		x		x
14	Date of original and all revisions		x	x	x
15	Size and location of any existing or proposed structures with all setback dimensioned (for GDP and preapplication concept plan, general location but not setbacks)	x	x	x	x
16	Location and dimensions of any existing or proposed streets (for GDP and pre-application concept plan, general locations) on and adjacent to the tract (including all streets shown in the Official Map); name and right-of-way and location; type, width and elevation of sur-	x		x	x

facing; and legally established centerline elevations; walks, curbs, gutters, bridges, culverts, etc.

Item Number	Description	Concept Plan	Survey	Subdivision	
				Preliminary	Final
17	Utilities on and adjacent to the tract; location, size and invert elevation of sanitary and storm sewers; location and size of water mains; location of gas lines, fire hydrants; electric and telephone poles and street lights. If water mains and sewers are not on or adjacent to the tract, indicate the direction and distance to and size of nearest facility, showing invert elevation of sewers. Where drainage is to be a natural watercourse, lake, swamp, sink or roadside or drainage ditch, the elevation of water in such watercourse or ditch at recognized flood stage shall be shown. The Planning Board shall assist in determining such recognized flood stage.		x	x	x
18.	All proposed lot lines and area of lots in square feet			x	x
19	Lot number and block letters			x	x
20	Sites, if any, to be reserved or dedicated for parks, playgrounds or other public uses			x	x
21	Sites, if any, for multifamily dwellings, shopping centers, churches, industry or other non-public uses, exclusive of single family dwellings			x	x
22	Minimum building setback lines			x	x
23	Copy of Tax Map			x	x

Item Number	Description	Concept Plan	Survey	Subdivision	
				Preliminary	Final
24	Profiles showing existing ground surface and proposed street grades, including extensions for a reasonable distance beyond the limits of the proposed grading, roadway and sidewalk.			X -	
25	Preliminary designs of any bridges and culverts which may be required			X	
26	Preliminary designs and profiles of proposed water supply		X		
27	Preliminary designs and profiles of proposed sanitary sewers (with grades and sizes indicated) connecting with existing sanitary sewerage systems or alternative means of treatment and disposal			X	
28	Proposals for street lighting and street trees			X	
29	All elevations shall be based on an appropriate datum plane.			X	
30	Preliminary landscaping and grading plans			X	
31	Location of manholes, basins and under-ground conduits			X	
32	Copy and/or delineation of any existing or proposed deed restrictions or covenants	X (existing)		X	X



Item Number	Description	Concept Plan	Survey	Subdivision	
				Preliminary	Final
33	Any existing or proposed easement or land reserved for or dedicated to public use	x		x	x
34	Development stages or staging plans (for GDP, general staging)			x	x
35	List of required regulatory approvals or permits			x	x
36	List of variances required or requested			x	x
37	Requested or obtained waivers or exceptions			x	x
38	Payment of application	x		x	x
<b>II SETTING - ENVIRONMENTAL INFORMATION</b>					
39	Property owners and lines of all parcels within 200 feet identified on most recent Tax Map sheet			x	x
40	All existing and proposed streets, watercourses, flood plains, wetlands or other environmentally sensitive areas on <u>and</u> within 200 feet of site	x		x	x
41	Demarcation line 100 feet from any classified wetland			x	x
42	Reserve strips controlling access to streets shall be prohibited except where their control is definitely placed with the town under conditions approved by the Planning Board			x	x

Item Number	Description	Concept Plan	Survey	Subdivision	
				Preliminary	Final
43	Existing rights-of-way and/or easements on and within 200 feet of tract	x	x	x	x
44	Topographical features of subject property from United States Coast and Geodetic Survey (USCGS) Maps	x			
45	Existing and proposed contour intervals based on USCGS data. Contours to extend at least 200 feet beyond subject property as follows: Up to 3% grade = 1 foot 3% + grade = 2 feet			x	x
46	Land title and survey: deed description according to official records; names and addresses of record owners; map or survey of tract boundary (including all pertinent bearings and distances) made and certified by a registered land surveyor, tied into established town reference points and, where possible, related to the state system of plan coordination established by Chapter 545 of the Laws of 1938, bearing signed certification of accuracy, to the Town of Hannibal; notations stating acreage, scale, North point, datum, bench marks and date of survey; current abstract of title certified to Planning Board of the Town of Hannibal.			x	x
47	Boundary, limits, nature and extent of wooded areas, specimen trees, water-courses, marshes, rock outcrops and other significant physical features (details may vary)	x		x	x

Item Number	Description	Concept Plan	Survey	Subdivision	
				Preliminary	Final
48	Other conditions on adjacent land: approximate direction and gradient of ground slope including any embankment or retaining walls; character and location of buildings, railroads, power lines, towers and other nearby non residential land uses of adverse influences; owners of adjacent unplatted land; for adjacent platted land refer to subdivision plat by name, recordation date and number, springs, drainage courses, ponds, swamps, wetlands, bogs marshes located within 500 feet of the nearest boundary. All possible drainage or surface water runoff from or to adjacent lands containing such springs, drainage courses, ponds, etc. above shall be shown, including direction and potential rate of flow.			x	x
49	Existing system of drainage of subject site and any larger tract or basin of which it is a part			x	x
50	Drainage Area Map			x	x
51	Drainage calculations			x	x
52	Perc tests			x	x
53	Water supply and sewage disposal arrangements, with details and certification of approval by the appropriate public agency. Where any water or sewer line, water plant or sewage treatment plant is to be installed by a developer outside existing district, the organization or enlargement of a water district and/or sewer district may be required.			x	x

Item Number	Description	Concept Plan	Survey	Subdivision	
				Preliminary	Final
54	Offers of cession or warranty deed signed by owner, dedicating streets, rights-of-way and any sites for public uses; and agreements covering the improvement and maintenance of uncaded public spaces and the conditions and time limits, if any, applying to site reservations Abstract of title to those lands shall be certified to the Town.			x	x
III IMPROVEMENTS AND CONSTRUCTION INFORMATION					
55	Contours shall also be shown for all adjoining lands included within a 200 foot wide belt around the tract; subsurface conditions on the tract, location and results of tests made to ascertain subsurface soil; rock and ground water unless test pits are dry at a depth of five (5) feet; location and results of solid percolation tests if individual sewage disposal systems are contemplated		x	x	x
56	Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable television			x	x
57	Soil erosion and sediment control plan			x	x
58	Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations.			x	x
59	Construction details as required by New York Fire Protection and Building Code			x	x

Item Number	Description	Concept Plan	Survey	Subdivision	
				Preliminary	Final
60	Road and paving cross sections and profiles			x	x
61	Proposed street names			x	x
62	Proposed street hardware				
63	New block and lot numbers confirmed with local assessor	x			x
64	Lighting plan and details			x	x
65	Landscape and grading plan and details			x	x
66	Drainage plan			x	x
67	Solid waste management plan			x	x
68	Park and recreation facilities plan			x	x
69	Site identification signs traffic control signs and directional signs			x	x
70	Sight triangles			x	x
71	Vehicular and pedestrian circulation patterns (less detail necessary for pre-application, concept plan and GDP stages)	x		x	x
72	Parking plan showing spaces, size and type, aisle width, curb cuts, drives driveways and all ingress and egress areas and dimensions	x		x	x
73	Preliminary architectural plan and elevations			x	
74	All improvements have been installed in accord with the requirements of these regu-				x

lations and with the action of the Planning Board giving conditional approval of the preliminary plat or of the final plat

Item Number	Description	Concept Plan	Survey	Subdivision	
				Preliminary	Final
75	A performance bond or other security as above required has been posted which is available to the Town and is of sufficient amount to assure such completion of all required improvements				x
76	Certificates by the Planning Board Attorney approving as to legal sufficiency all offers of cession, all deeds, easements and agreements, all covenants governing the maintenance of uncaded public space and any action taken to establish or extend water offered in lieu of the completion of required subdivision improvements.				x
77	Protective covenants in form for recording, including covenants governing the maintenance of uncaded public spaces or reservations				x
78	Other data: such other certificates, affidavits, endorsements or other agreements as may be required by the Planning Board in the enforcement of these regulations.				x
79	Tract access plan			x	x

Notes: X = item required at indicated development stage

Section 3000.0 REPEAL OF PRIOR LOCAL LAWS, ORDINANCES, RULES  
AND REGULATIONS

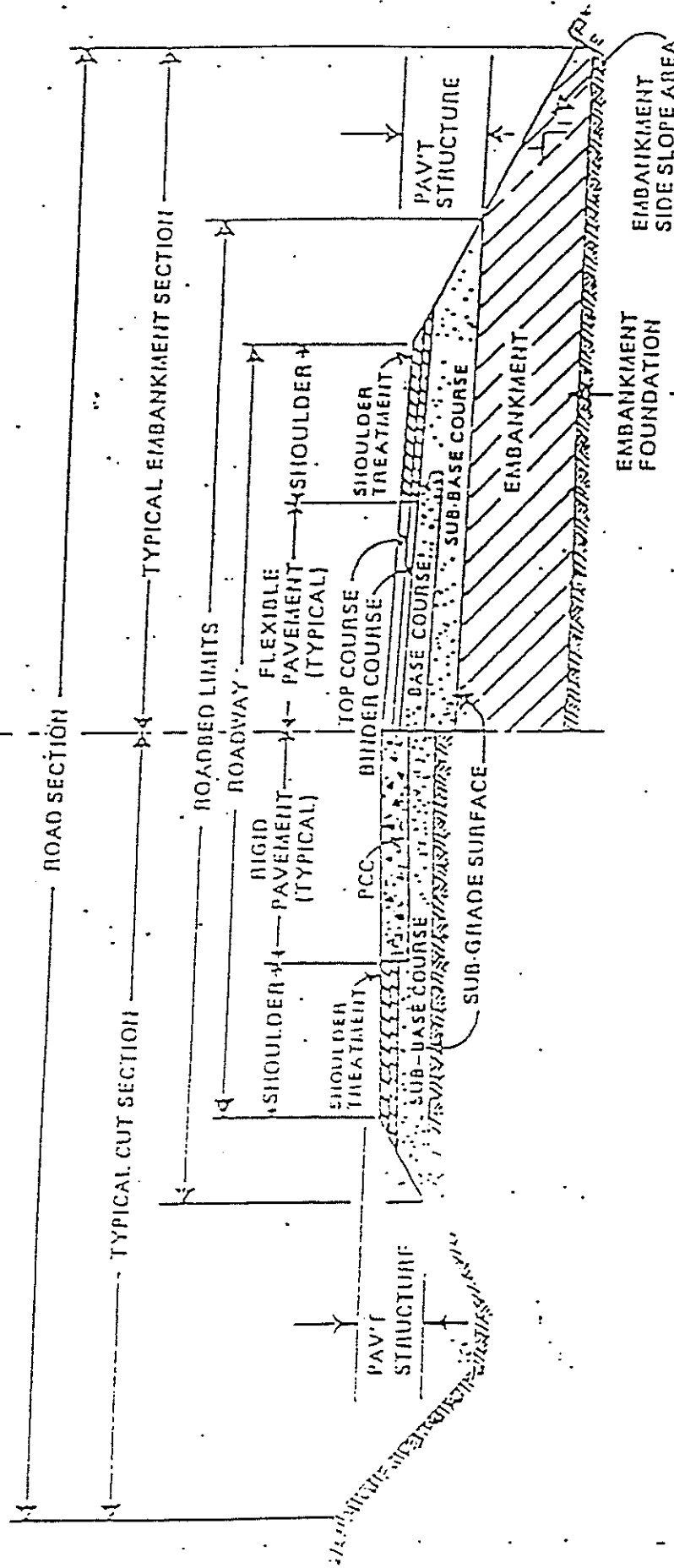
All existing local laws, ordinances, rules and regulations heretofore enacted by the Planning Board or the Town Board pertaining specifically to subdivision and development of land are hereby repealed.

3000.1 Saving Clause

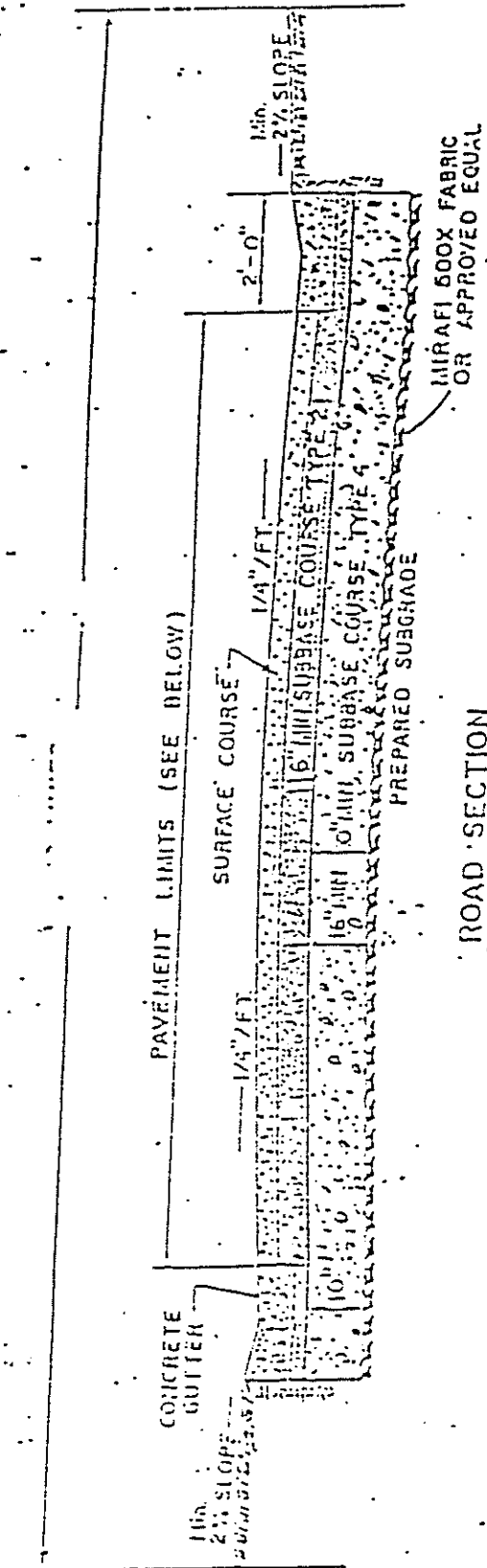
The invalidity of any section or provision of these Regulations shall not invalidate any other sections or provisions thereof.

3000.2 Pending Applications and Acceptance of Infrastructure

The adoption of these Regulations shall become binding and in full force and effect upon any pending or incomplete subdivision applications and upon the acceptance or conveyance to the Town of all subdivision infrastructure including all preliminary proofs and certifications and inspections of such infrastructure.





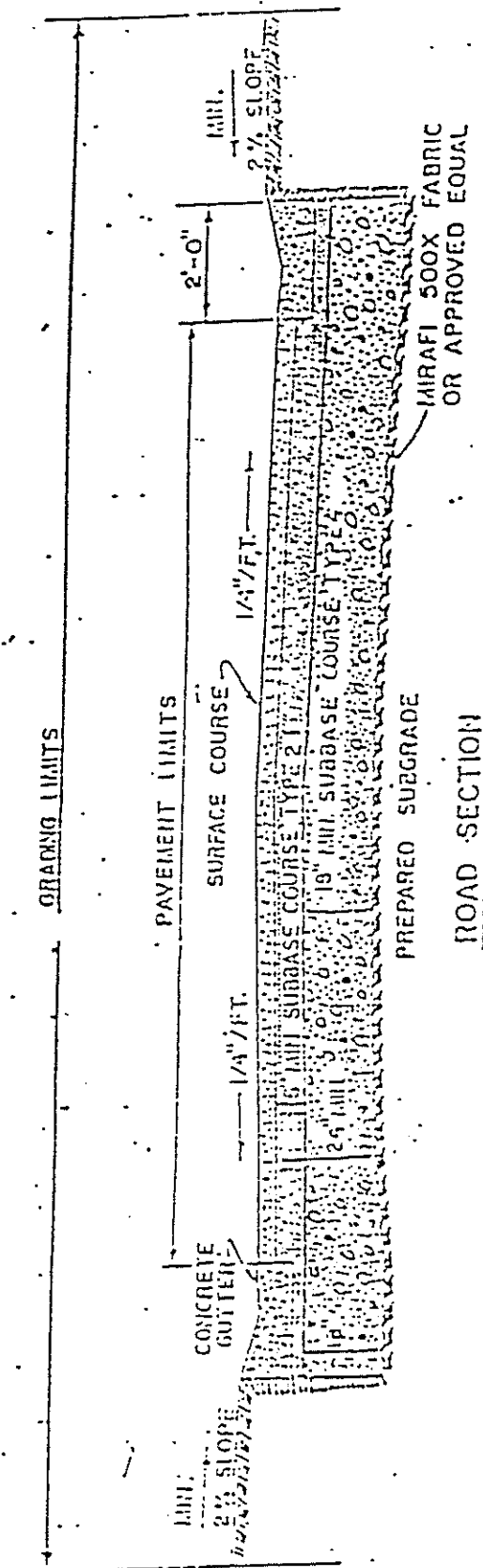


CROSS SECTION OF PAVEMENT

SUBBASE COURSE: 15" MIN  $\leq$  6" MAX - ITEM 304.03. SUBBASE COURSE - GRANULAR MATERIAL

ITEM	DESCRIPTION	QUANTITY	UNIT	AMOUNT	REMARKS
1	CONCRETE - TYPE 3	100	CU YD	100	
2	BINDER	100	CU YD	100	
3	CONCRETE - TYPE 3	100	CU YD	100	
4	BINDER	100	CU YD	100	
5	CONCRETE - TYPE 3	100	CU YD	100	
6	BINDER	100	CU YD	100	
7	CONCRETE - TYPE 3	100	CU YD	100	
8	BINDER	100	CU YD	100	
9	CONCRETE - TYPE 3	100	CU YD	100	
10	BINDER	100	CU YD	100	
11	CONCRETE - TYPE 3	100	CU YD	100	
12	BINDER	100	CU YD	100	
13	CONCRETE - TYPE 3	100	CU YD	100	
14	BINDER	100	CU YD	100	
15	CONCRETE - TYPE 3	100	CU YD	100	
16	BINDER	100	CU YD	100	
17	CONCRETE - TYPE 3	100	CU YD	100	
18	BINDER	100	CU YD	100	
19	CONCRETE - TYPE 3	100	CU YD	100	
20	BINDER	100	CU YD	100	
21	CONCRETE - TYPE 3	100	CU YD	100	
22	BINDER	100	CU YD	100	
23	CONCRETE - TYPE 3	100	CU YD	100	
24	BINDER	100	CU YD	100	
25	CONCRETE - TYPE 3	100	CU YD	100	
26	BINDER	100	CU YD	100	
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33	CONCRETE - TYPE 3	100	CU YD	100	
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35	CONCRETE - TYPE 3	100	CU YD	100	
36	BINDER	100	CU YD	100	
37	CONCRETE - TYPE 3	100	CU YD	100	
38	BINDER	100	CU YD	100	
39	CONCRETE - TYPE 3	100	CU YD	100	
40	BINDER	100	CU YD	100	
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66	BINDER	100	CU YD	100	
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71	CONCRETE - TYPE 3	100	CU YD	10	

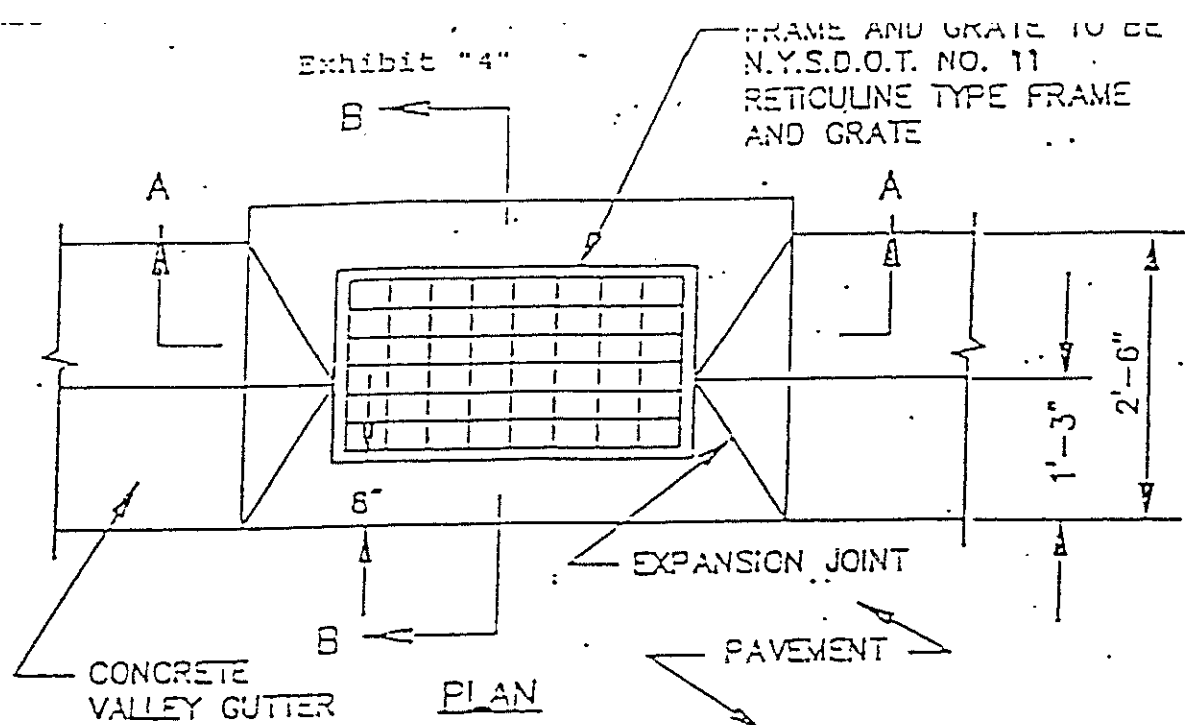
# HIGHWAY SPECIFICATIONS FOR RESIDENTIAL ROADS



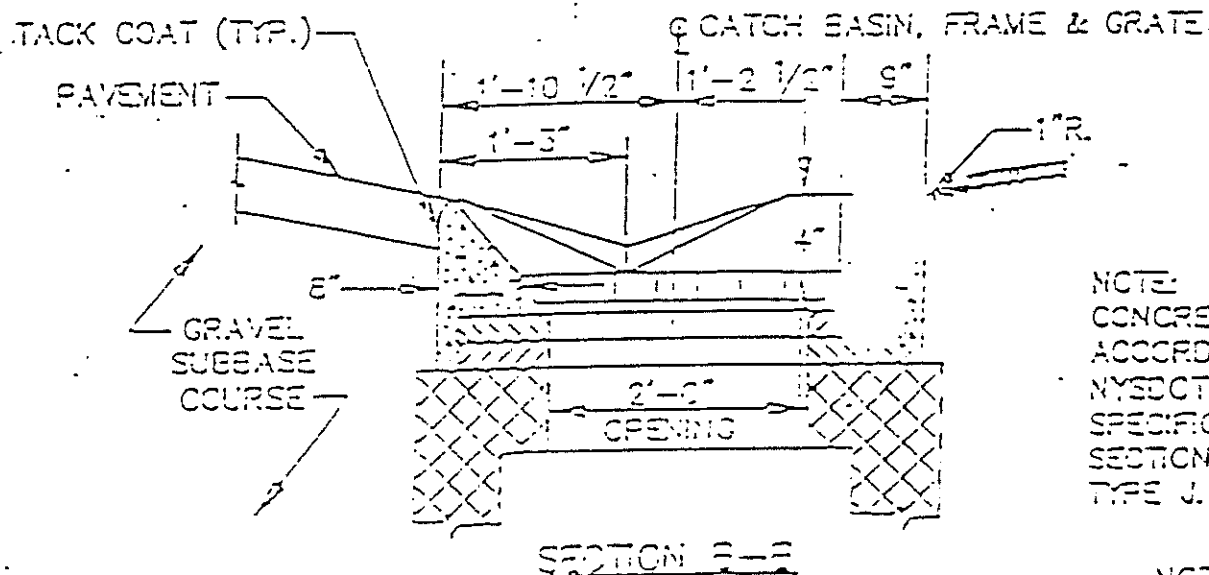
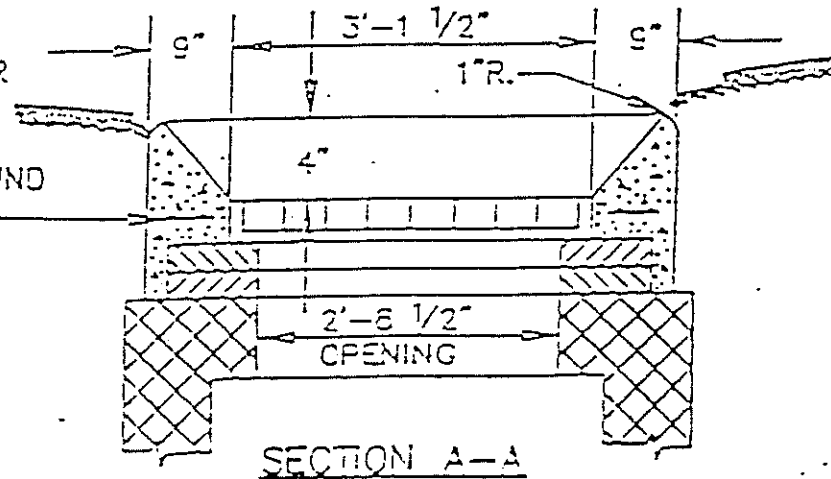
CROSS SECTION OF PAVEMENT

- SUBBASE COURSE 24" MIN. - ITEM 304.03 - SUBBASE COURSE-GRAIULAR MATERIAL
- 13" MIN. - ITEM 304.05 - SUBBASE COURSE-GRAIULAR MATERIAL
- SURFACE COURSE 3" ITEM 403.13 - ASPHALT CONCRETE - TYPE 3 BINDER
- 1" ITEM 403.1901 - ASPHALT CONCRETE - TYPE 7F TOP
- ITEM 407.0101 - TACK COAT BETWEEN BINDER AND TOP COURSE

HIGHWAY SPECIFICATIONS  
FOR INDUSTRIAL & COMMERCIAL ROADS



WELDED WIRE  
FABRIC 216-49 OR  
2-No. 3 BARS @  
3" O.C. CENTERED  
IN 9" SPACE AROUND  
C.B. APRON



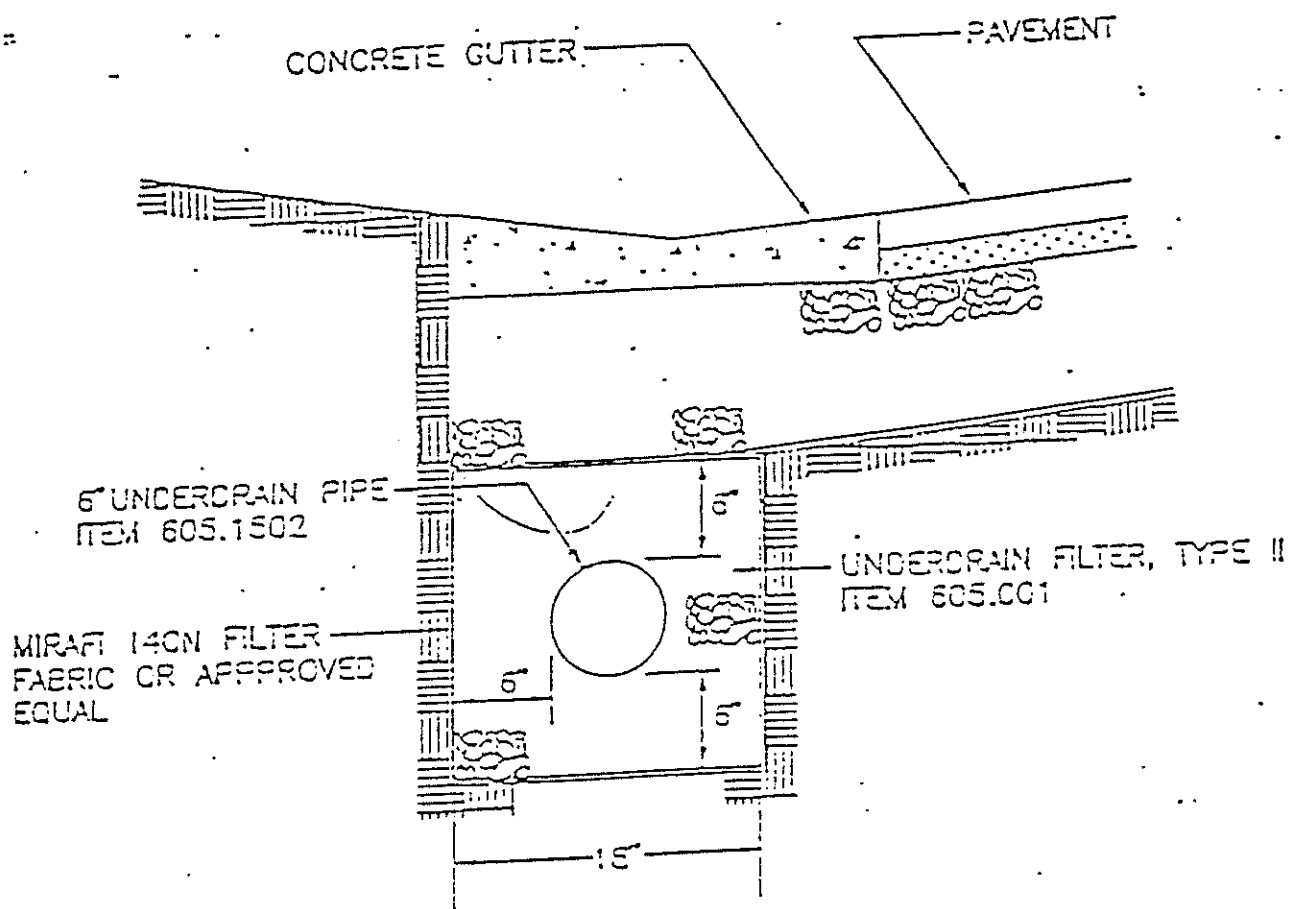
NOTE:  
CONCRETE TO BE IN  
ACCORDANCE WITH  
NYSOT STANDARD  
SPECIFICATIONS  
SECTION 501,  
TYPE J.

NOT TO SCALE

FILE NO.

DATE

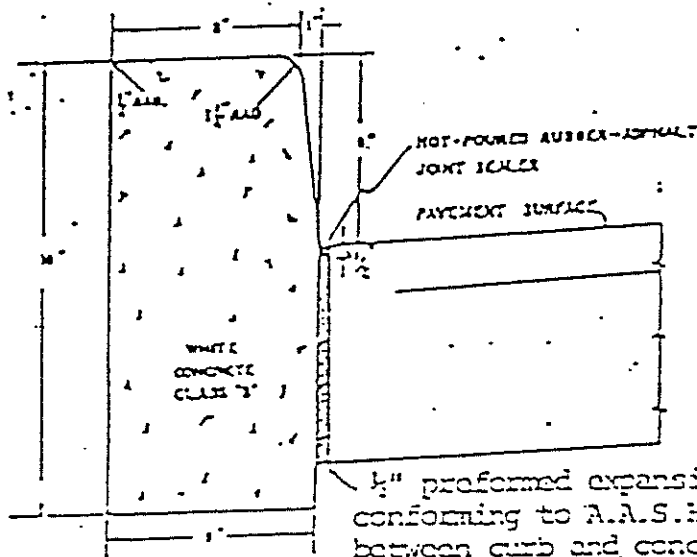
Exhibit "5"



TYPICAL ROAD UNDERDR. N  
NOT TO SCALE

# EXHIBIT "6"

## VERTICAL CONCRETE CURB DETAIL



Note: Width of joint filler strip equal to the thickness of the pavement less  $\frac{1}{4}$ "

$\frac{1}{2}$ " preformed expansion joint filler, bituminous type, conforming to A.A.S.H.O Spec's M-33, to be installed between curb and concrete pavement or concrete base course.

Transverse joints  $\frac{1}{2}$ " wide shall be installed in the curb 20'0" apart and shall be filled with preformed bituminous-impregnated fiber joint filler, complying with the requirements of A.A.S.H.O. Spec M-213, recessed  $\frac{1}{2}$ " in from front face and top of curb.

## EXHIBIT A-4

## MOUNTABLE CONCRETE CURB

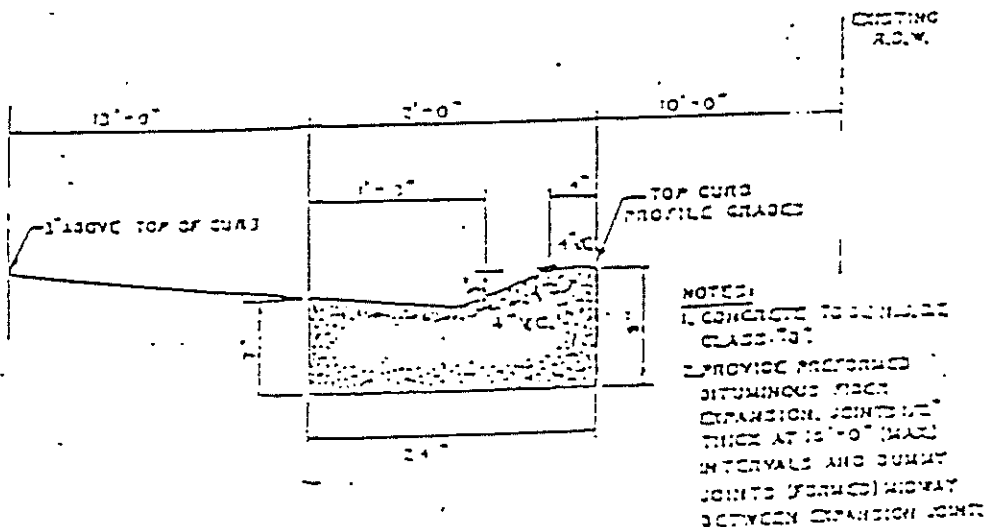


EXHIBIT "7"

SPECIFICATIONS FOR ACCEPTABLE CURB TYPES

GRANITE CURB DETAIL

NOT TO SCALE

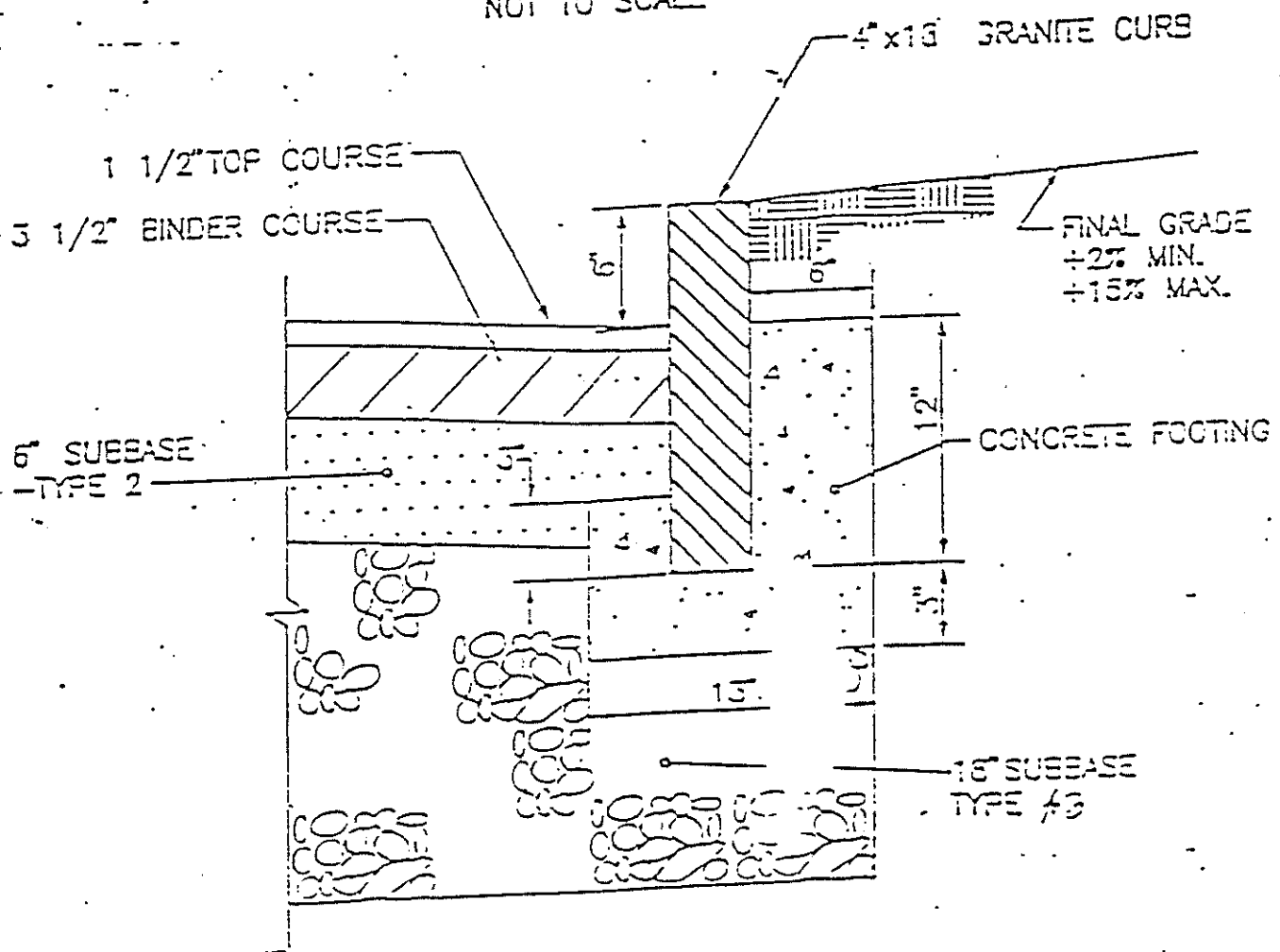
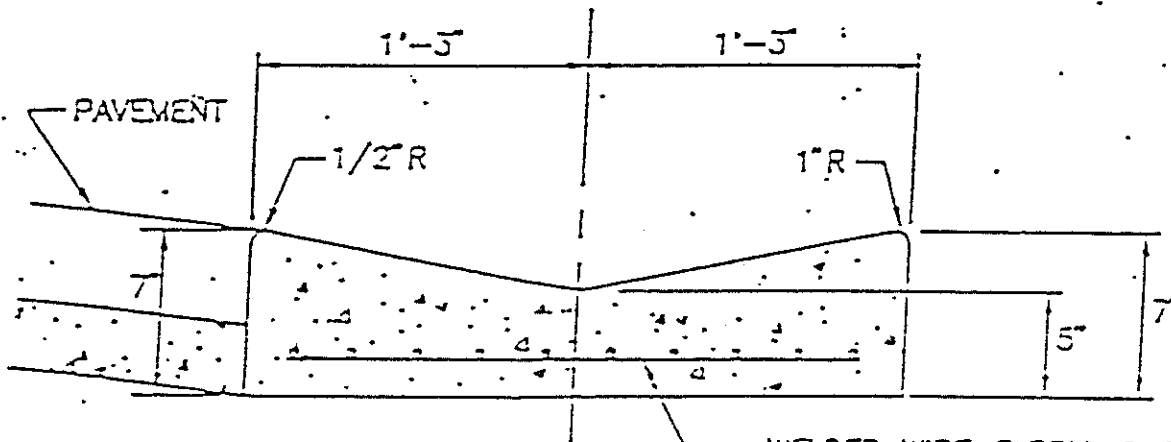


EXHIBIT "8"



NOTE: CONCRETE TO BE IN  
ACCORDANCE WITH NYSOCT STANDARD  
SPECIFICATIONS SECTION 501, TYPE J.

WELDED WIRE FABRIC 216-49 OR  
3-NO.3 BARS W/MIDDLE BAR CENTERED  
LONGITUDINAL ALL OTHER BARS TO BE  
7 1/2" ON CENTER

CONCRETE VALLEY GUTTER

NOT TO SCALE

