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Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County
City-
Town of Tannersville
Village

Local Law No. 1 of the year 19 90

A local law Subdivision Law (amended)
(Insert title)

Be it enacted by the Village Board of the
(Name of Legislative Body)

County
City
Town of Tannersville as follows:
Village

VILLAGE OF TANNERSVILLE SUBDIVISION LAW

ARTICLE I - GENERAL PROVISIONS

1.1 Title

This local law shall be known as the "Subdivision Law of the Village of Tannersville".

1.2 Authority and Purpose

The purpose of this Local Law is to promote and protect the health, the safety and general welfare of the inhabitants of the Village of Tannersville in accordance with Article 7 of the Village Law of the State of New York. It is the purpose of this law to promote the orderly, efficient and economical development of the Village. This means, among other things, that land to be subdivided shall be of such characteristic that it can be used safely for building purposes without danger to health, or peril from fire, flood or other menace; that proper provision shall be made for drainage, water supply, sewerage and other needed improvements; that all proposed lots shall be laid out and of such size as to be in harmony with the development pattern of the neighboring properties; that the proposed streets shall be of such width, grade and location as to accommodate prospective traffic, to facilitate fire protection and to provide access of fire fighting equipment to buildings; and that proper provision shall be made for open spaces for parks and playgrounds.

1.3 Separability Clause

Should any section or provision of this Law, as contained herein or as hereafter amended, be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Law as a whole or of any part thereof other than the part so declared to be invalid.

1.4 Waivers

The Planning board may waive such improvements and requirements that in its judgment are not requisite in the interest of the public health, safety and general welfare, or would cause unusual hardship, provided the public interest is protected and the development is in keeping with the general spirit and intent of this Law, the Official Map, the Zoning Ordinance, and the Village Development Plan, if such exist. Such waivers may be granted only in the sole discretion of the Planning board and are not to be deemed a right of any subdivider.

1.5 Resubdivision

For a resubdivision, the same procedure, rules and regulations shall apply as for a subdivision.

ARTICLE II - DEFINITIONS

2.0 For the purpose of this Law, certain words and terms used herein are defined as follows:

Subdivision	A division of any parcel of land into two or more lots, blocks or sites with or without streets or highways and includes resubdivision, condominiums, cooperatives and other forms of multiple residence ownership.
Minor Subdivision	A minor subdivision is one where: (1) Only one (1) lot is being divided from a larger lot for the purposes of creating no more than two residential building lot(s) for the construction of no more than one (1) one- or two-family residence(s) on each lot and where the larger lot has not been previously subdivided and neither lot will be subsequently subdivided; or (2) The division will not result in the creation of any new building lots.
Subdivider	Any person, firm, corporation, partnership, association or legal entity, or any group acting alone or in concert or with a common plan who shall lay out any subdivision or part thereof as defined herein, either, for himself or for others.
Village Board	The Board of Trustees of the Village of Tannersville.
Planning board	The Planning board of the Village of Tannersville.
Sketch Plan	A free-hand sketch showing the general features of a proposed subdivision.
Preliminary Plat	A drawing or drawings clearly marked "Preliminary Plat" showing the salient features of a proposed subdivision.
Subdivision Plat	The final drawing or drawings of the subdivision submitted to the Planning board which, if approved, may be duly filed in the office of the County Clerk.
Official date of Submission	The dates when a Sketch Plan, Preliminary Plat, or Subdivision Plat shall be considered submitted to the Planning board, hereby defined to be, the date of the next regular monthly meeting of the Planning board, at least ten days prior to which all required surveys, plans, plats, and fees are filed with the Clerk
street	A right-of-way for vehicular traffic, including road, avenue, land, highway, or other way which is an existing public way, or a way shown upon a subdivision plat approved by the Planning board as provided by Law, or on a plat duly filed and recorded in the Office of the County Clerk.
Easement	Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his property.
Resubdivision	Any change in the plat of a subdivision which has previously been filed in the Office of the County Clerk.

Engineer	An engineer retained by the Planning Board.
Code Enforcement Officer	The duly designated code enforcement officer of the Village of Tannersville.
Engineer or Licensed Prof. Engineer	A person licensed as a professional Engineer by the State of New York.
Surveyor	A person licensed as a land surveyor by the State of New York.

ARTICLE III - PROCEDURE IN FILING SUBDIVISION APPLICATIONS

3.01 General Procedure

Whenever any subdivision of land is proposed and before any permit for erection of a structure in such proposed subdivision shall be granted, the subdivider or his authorized agent, shall apply in writing for approval of such proposed subdivision in accordance with the following procedure:

1. Pre-application meeting with the Planning board.
2. Sketch Plan showing general concept.
3. Preliminary Plat showing proposal in detail.
4. Plat or finalized proposal.
5. Review by non- agencies.
6. Public Hearing
7. Planning board approval by resolution.
8. Completion of improvements or posting of bond, certified checks, or suitable alternative surety.
9. Planning board signs plat.
10. Plat is filed in County Clerk's Office.

3.02 Pre-application Conferences

Before preparing a detailed proposal, the subdivider should make an appointment at a regular meeting of the Planning Board to familiarize himself with the requirements of these and other regulations, the policies and plans of the Planning Board and other information that may be pertinent to the subdivision. Other agencies necessary for approval should be contacted by the subdivider.

3.03 Time for delivery of all documents

All documents required to be considered by the Planning board must be delivered to the Clerk no later than ten (10) days prior to the next regular meeting of the Planning Board at which such documents will be addressed.

3.04 Date of submission of plats

All plats shall be deemed submitted for the purpose of commencing the time within which the Planning board shall act on the date of the regular meeting of the Planning board at which said plat is considered provided all necessary documents and fees have been submitted.

3.05 Minor subdivision procedure

Any subdivider who proposes a Minor Subdivision shall follow the General Procedures set forth in Section 3.01 (1 & 2) and shall comply with any other requirement of the Planning board which may include, without limitation, the following: provide a survey of the lots; provide appropriate deed restrictions.

3.06 Professional fees

Whenever the Planning board deems it necessary to engage or utilize various professional services for the purpose of reviewing a subdivision application the Planning Board shall so advise the subdivider. The Planning board shall then engage such professionals as are needed, including, without limitation, any of the following: engineer, architect, attorney, surveyor, accountant, insurance agent. All fees for the providing of said professional services shall be paid by the subdivider in addition to the fees set forth below. Said professional fees shall be paid in accordance with acceptable business practices. The Planning board shall not approve any sketch, Preliminary Plat or final Plat unless all such fees are paid in full.

3.10 SKETCH PLAN PROCEDURE

Prior to filing a Preliminary Plat, the subdivider or his duly authorized representative, shall submit a Sketch Plan showing a basic proposed layout and other information required in Article V of these regulations. At least two (2) copies of this Sketch Plan shall be delivered to the Clerk or other official of the Planning Board at least 10 days before the next scheduled Board meeting. After review of the Sketch Plan and field inspection, but within 45 days of the official date of submission of the Sketch Plan, the Planning board shall tentatively approve the Sketch Plan or recommend modifications in writing.

3.20 PRELIMINARY PLAT PROCEDURE

3.21 Application and Fee

Prior to the filing of an application for the approval of a Subdivision Plat, the subdivider shall file an application for the approval of a Preliminary Plat of the proposed subdivision. Such Preliminary Plat shall be clearly marked "Preliminary Plat" and shall be in the form described in Section 5.20 hereof. The Preliminary Plat shall, in all respects, comply with the requirements set forth in the provisions of Sections 7-728 and 7-730 of the Law, and Section 5.20 of these regulations, except where a waiver may be specifically authorized. The subdivider shall also provide three (3) copies of any Covenants, Easements and Restrictions or of any Offering Plan which the subdivider intends to impose of the subdivision. The application for approval of the preliminary plat shall be accompanied by a fee of One Hundred and Fifty (\$150.) dollars, plus cost of advertising of Public Hearing in the newspaper(s). The application shall also be accompanied by any professional fees necessary for the review of the Preliminary Plat.

3.22 Number of Copies

Five (5) copies of the Preliminary Plat shall be presented to the Clerk at least ten (10) days prior to the Planning board meeting at which said Preliminary Plat will be reviewed.

3.23 Subdivider to Attend Planning board Meeting

The subdivider, or his duly authorized representative, shall attend the meeting of the Planning board to discuss the Preliminary Plat.

3.24 Study of Preliminary Plat

The Planning board shall study the practicability of the Preliminary Plat taking into consideration the requirements of the community and the best use of the land being subdivided. Particular attention shall be given to the arrangement, location and width of streets, their relation to the topography of the land, water supply, sewage disposal, drainage, lot sizes and arrangement and the future development of adjoining lands as yet unsubdivided.

3.25 When Officially Submitted

The time of submission of the Preliminary Plat shall be considered to be the date on which the application for approval of the preliminary plat, complete with all data required by Article V of these regulations, has been considered by the Planning board.

3.26 Environmental Impact Statements

An Environmental Impact Assessment Form (as set forth in 6 NYCRR) shall be submitted together with the Preliminary Plat. If the subdivision is an action that will have no significant environmental impact a Negative Declaration shall be issued. If there is a need for further study the Planning board may require the subdivider to prepare and file a Draft Environmental Impact Statement and a Final Environmental Impact Statement (DEIS & FEIS) pursuant to the regulations of the Department of Environmental Conservation.

3.27 Approval of the Preliminary Plat

Within sixty-two (62) days after consideration of such Preliminary Plat by the Planning board a public hearing shall be held which hearing shall be advertised at least once in a newspaper of general circulation (Catskill Daily Mail, Mountain Eagle, and/or Windham Journal) in the least five (5) days before such hearing. The Planning board may provide that the hearing be further advertised in such manner as it deems most appropriate for full public consideration of such preliminary plat. Within sixty-two (62) days after the date of such hearing, the Planning board may approve with or without modification or disapprove such Preliminary Plat, and the ground of modification, if any, or the ground for disapproval shall be stated upon the records of the Planning board. The time in which the Planning board must take action on such plat, may be extended by mutual consent of the subdivider and the Planning board. When so approving a Preliminary Plat, the Planning board shall state in writing modifications, if any, as it deems necessary for submission of the plat in final form. Within five (5) days of the approval of such Preliminary Plat, it shall be certified by the Clerk as granted preliminary approval and a copy filed in his office and a certified copy mailed to the owner. Failure of the Village Board to act within such sixty-two (62) day period shall constitute approval of the Preliminary Plat.

When granting approval to a preliminary plat, the Planning Board shall state the terms of such approval, if any, with respect to (1) the modifications to the Preliminary Plat, (2) the character and extent of the required improvements for which waivers may have been requested and which in its

opinion may be waived without jeopardy to the public health, safety, morals, and general welfare, (3) the amount of improvement or the amount of all bonds therefore which it will require as prerequisite to the approval of the Subdivision Plat. Approval of a Preliminary Plat shall not constitute approval of the Subdivision Plat, but rather it shall be deemed an expression of approval of the design submitted on the Preliminary Plat as a guide of the Planning Board and for recording upon fulfillment of the requirements of this Law. Prior to approval of the Subdivision Plat, the Planning board may require additional changes as a result of further study of the subdivision in final form or as a result of new information obtained at the public hearing.

3.30 SUBDIVISION PLAT PROCEDURE

3.31 Application for Approval and Fee

The subdivider shall, within six (6) months after the approval of the Preliminary Plat, file with the Planning Board an application for approval of the Subdivision Plat in final form, using an approved application blank available from the Clerk. All applications for Subdivision Plat approval for subdivisions shall be accompanied by a fee of \$100.00 plus \$50.00 per parcel, plus the cost of advertising for the Public Hearing in the newspaper(s). The application shall also include a certification from all professionals on behalf of the that their fees have been paid; if said fees have not been paid in full the Planning board shall not act on said application. If the Subdivision Plat is not submitted within six (6) months after the approval of the Preliminary Plat, the Planning Board may refuse to approve the final plat and require resubmission of the Preliminary Plat.

3.32 Number of Copies

A subdivider shall provide the Clerk with a copy of the subdivision application and three (3) copies (two copies in ink on mylar or an acceptable equal) of the Plat, the original and one true copy of all offers of cession, Covenants Easements and Restrictions, and any Offering Plan or any agreements and two prints of all construction drawings as required in Section 5.34.

3.33 When Officially Submitted

The time of submission of the Subdivision Plat shall be the date of the next regular Planning board meeting at which the application for approval of the Subdivision Plat, complete and accompanied by the required fees and all data required by Article V will be considered.

3.34 Endorsement of Other Agencies

Water and sewer facility proposals contained in the Subdivision Plat shall be properly endorsed and approved by the New York State Departments of Health, and Environmental Conservation and by the City of New York as well as any other governmental agency having jurisdiction. Applications for approval of plans for sewer or water facilities will be filed by the subdivider with all necessary, County, State and New York City agencies. Endorsement and approval by the New York State Departments of Health and Environmental Conservation, The City of New York and any other agency having jurisdiction shall be secured by the subdivider before official submission of the Subdivision Plat.

3.35 Public Hearing

Within sixty-two (62) days of the submission of a plat in final form for approval, a hearing shall be held by the Planning board. This hearing shall be advertised at least once in a newspaper of general circulation in the at least five (5) days before such hearing, provided, however, that when the Planning board deems the final Plat to be in substantial agreement with a Preliminary Plat approved under Section 3 of this article, and modified in accordance with requirements of such approval, if such Preliminary Plat has been approved with modifications the Planning board may waive the requirement for such public hearing.

3.36 Action on Subdivision Plat

The Planning board shall, by resolution, conditionally approve, conditionally approve with or without modification, disapprove, or grant final approval and authorize the signing of such plat, within forty-five (45) days of its receipt by the Clerk if no hearing is held, or in the event a hearing is held, within sixty-two (62) days after the date of such hearing. This time may be extended by mutual consent of the subdivider and the Planning board.

Upon resolution of conditional approval of such final plat, the Planning board shall empower the Mayor or a duly authorized member of the Planning board, to sign the Plat upon completion of such requirements as may be stated in the resolution. Within five (5) days of such resolution, the Plat shall be certified by the Clerk as conditionally approved and a copy filed in his or her office and a certified copy mailed to the subdivider. The copy mailed to the subdivider shall include a certified statement of such requirements which, when completed, will authorize the signing of the conditionally approved Final Plat. Upon completion of such requirements, the Plat shall be signed by said duly authorized officer of the Planning Board. Conditional approval of a final Plat shall expire one hundred eighty (180) days after the date of the resolution granting such approval unless the requirements have been certified as completed within that time. The Planning board may, however, extend the time within which a conditionally approved Plat may be submitted for signature, if in its opinion such extension is warranted in the circumstances, for not to exceed two additional periods of ninety (90) days each.

3.40 REQUIRED IMPROVEMENTS AND PROCEDURE

Before the Planning board grants final approval of the Subdivision Plat the subdivider shall follow the procedure set forth in subparagraph (1) or (2) below:

(1) In an amount set by the Planning board the subdivider shall either file with the Clerk a certified check or bond to cover the full cost of the required improvements. Any such bond shall comply with the requirements of Section 7-730 of the Law and shall be satisfactory to the Engineer and Attorney as to form, sufficiency, manner of execution and surety. A period of one (1) year (or such other period as the Planning board may determine appropriate, not to exceed three [3] years) shall be set forth in the bond within which required improvements must be completed.

(2) The subdivider shall complete all required improvements to the satisfaction of the Engineer, who shall file with the Planning board a letter signifying the satisfactory completion of all improvements required by the Board. For

any required improvements not so completed, the subdivider shall file with the Clerk a bond or certified check covering the costs of such improvements and the cost of satisfactorily installing any improvement not approved by the Engineer. Any such bond shall be satisfactory to the Engineer and Attorney as to form, sufficiency, manner or execution and surety.

(3) The required improvements shall not be considered to be completed until the installation of the improvements has been approved by the Engineer and a map satisfactory to the Planning board has been submitted indicating the location of monuments marking all underground utilities as actually installed. If the subdivider completes all required improvements according to sub-paragraph (2), then said map shall be submitted prior to endorsement of the Plat by the appropriate Planning board officer. However, if the subdivider elects to provide a bond or certified check for all required improvements as specified in sub-paragraph (1), such bond shall not be released until such a map is submitted

At least five (5) days prior to commencing construction of required improvements the subdivider shall pay to the Clerk any Inspection Fee required by the Planning Board and shall notify the Planning board, in writing, of the time when he proposes to commence construction of such improvements so that all specifications and requirements shall be met during the construction of required improvements, and to assure the satisfactory completion of improvements and utilities required by the Planning board.

3.41 Proper Installation of Improvements

If upon inspection of the improvements performed before the expiration date of the Performance Bond, any of the required improvements have not been constructed in accordance with plans and specifications filed by the subdivider, the Planning board shall notify the subdivider and, if necessary, the bonding company, and take all necessary steps to preserve the 's rights under the Bond. No Plat shall be approved by the Planning board as long as the subdivider is in default on a previously approved Plat.

3.42 Filing of Approved Subdivision Plats - Signing and Filing

Upon completion of the required procedures and improvements, the Subdivision Plat shall be signed by the duly designated officer of the Planning board and may be filed by the subdivider in the Office of the County Clerk. Any Subdivision Plat not so filed or recorded within ninety (90) days of the date upon which such Plat is approved or considered approved by reasons of the failure of the Board to act, shall become null and void, unless the particular circumstances of said subdivider warrant the Planning board to grant an extension which shall not exceed two additional periods of ninety (90) days. Such extensions shall be granted in only the most extraordinary circumstances.

3.43 Plat Void if Revised After Approval

No changes, erasures, modifications, or revisions shall be made in any Subdivision Plat after approval has been given by the Planning board and endorsed in writing on the Plat, unless the said Plat is first resubmitted to the Board and such Board approves any modifications. In the event that any such Subdivision Plat is recorded without

complying with this requirement, the same shall be considered null and void, and the Board shall institute proceedings to have the Plat stricken from the records of the County Clerk.

3.44 Status of Streets, Parks, Easements - Offers of Cession

In accordance with Section 7-732 of the Law, the subdivider may add a notation on the Subdivision Plat that no offer of streets, parks or easements, shown on the Plat, is made to the public. Failure to make such notation will constitute a continuing offer of cession to the , which may be accepted by the Planning board at any time prior to revocation of said offer by the subdivider. Formal offers of cession to the public of all streets, parks and easements, not marked with such notation on the Plat, shall be filed with the Planning board prior to approval of the Plat.

3.45 Status of Streets, Parks, Easements - Acceptance by Planning Board

Acceptance of any such offer of cession shall rest with the Planning board. In the event the applicant shall elect not to file the Subdivision Plat in the Office of the County Clerk, such offer of cession shall be deemed to be void.

The approval by the Planning board of a Subdivision Plat shall not be deemed to constitute or imply the acceptance by the Planning board of any street, park, easement or open space shown on said Plat. The Planning board may require said Plat to be endorsed with an appropriate note to this effect.

3.46 Maintenance of Roads

In those cases where no offer of cession to the public is made for the roads, parks and required easements shown on the Plat, there shall be submitted with the Plat copies of agreements or other documents in recordable form providing for, and fixing responsibility for, their suitable maintenance, and statements of all rights which exist with respect to the use of such property or properties. Said agreements or other documents shall create such rights and obligations as are acceptable to the Planning board.

ARTICLE IV - GENERAL REQUIREMENTS AND DESIGN STANDARDS

4.01 Character of Land

Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood or other menace.

4.02 Preservation of Natural Cover

Land to be subdivided shall be laid out and improved in reasonable conformity to the existing topography, in order to minimize grading, cut and fill, and to retain, insofar as possibly, the natural contours, limit storm water runoff, and conserve the natural cover and soil. No topsoil, sand or gravel shall be removed from any lots shown on any subdivision plat, except for the purpose of improving such lot; and for the laying out of streets shown thereon. Existing features which would enhance the attractiveness of the site or the community as a whole, such as trees, water-courses, ponds, historic places and similar irreplaceable assets, shall be preserved insofar as possible through harmonious designs of the subdivision.

4.03 Specifications for Required Improvements

All streets and other required improvements shall be constructed or installed to conform to specifications.

4.04 Streets - General

Streets shall be suitably located and logically related to original topography, of sufficient width, and adequately improved to accommodate the prospective traffic, and to afford satisfactory access to police, fire fighting, snow removal or other road maintenance equipment, and shall be coordinated so as to compose a convenient system.

4.05 Reservations and Easements

In accordance with Section 7-730 of the Law, the Planning board may require the reservation of up to 10% of the Subdivision land for park, recreational or community purpose and/or payment of a fee to a trust fund to be used for those purposes in the area of the subdivision.

4.06 Street Improvements

Streets shall be graded and improved with pavement, street signs, street lighting standards, street trees, water mains, sanitary sewers, storm drains, and fire hydrants, except where waivers may be requested, and the Planning board may waive, subject to appropriate conditions, such improvements as it considers are not requisite in the interest of the public health, safety and general welfare or may result in unnecessary hardship. If underground utilities are required by the Planning board, they shall be placed between the paved roadway and street right-of-way, where possible, to simplify location and repair of the lines.

4.07 Water and Sewerage Facilities

Facilities for water and sewerage in each new subdivision shall be in accordance with the requirements appropriate agency having jurisdiction over the planning and installation of these in the area of the subdivision. The Planning board may require the subdivider to develop and convey water sources and facilities for the subdivision to the Village of Tannersville.

4.08 Public Utilities

The Planning board may accept assurance from each public utility company whose facilities are proposed to be installed. Such assurance shall be in writing, addressed to the Planning board, stating that each public utility company will make the installations necessary for the furnishing of its services within a specified time, in accordance with the approved Subdivision Plat.

ARTICLE V - DOCUMENTS TO BE SUBMITTED

5.01 ITEMS TO BE SUBMITTED AT THE SKETCH PLAN STAGE

The Sketch Plan will not be considered officially submitted, and, therefore, not reviewed until all the required information is provided or a waiver for a particular requirement is requested in writing by the applicant and granted by the Planning board.

Information to accompany the Sketch Plan application:

- 5.02 Background Data Approximate north point
Sketch scale (not less than 1" = 200') with the entire tract on one sheet
Name of the owner of the property to be subdivided
Name(s) of all adjacent property owners
Location of the section to be subdivided in relation to the entire tract.
- 5.03 Existing Physical Features Existing structures in the subdivided
Wooded areas) area and within
Streams) 200' of any
Other significant) property line
physical features)
Contours at not more than a 10' interval (if topographic conditions are significant).
- 5.04 Streets/Public Ways Layout of all existing, mapped or proposed streets
Distance to the nearest existing street intersection.
- 5.05 Utilities All available utilities
Water Supply
Sewerage disposal system
- 5.06 Drainage Proposed systems of drainage
- 5.07 Lots Tax map sheet, block and lot numbers (if available)
Proposed pattern of lots including widths and depths
Areas to be dedicated to recreational use
Existing restrictions on the use of the land including covenants, easements and zoning lines.
- 5.10 ITEMS TO BE SUBMITTED AT THE PRELIMINARY PLAT STAGE

The Preliminary Plat will not be considered officially submitted and, therefore, not reviewed until all the required information is provided or a waiver for a particular requirement is requested in writing by the applicant and granted by the Planning board.
- 5.11 Background Data Date
True north point
Map scale
Name and address of record owner, subdivider, engineer, surveyor (inc. license number and seal)
Proposed subdivision name
Name of town and county in which it is located
Name of all adjacent subdivisions
Name of the record owners of all adjacent property owners.

5.12	Existing Physical Features of Tract	Watercourses Marshes Rock outcroppings Wooded areas Single trees (diameter of 8" as measured 3' above the ground) Other significant physical features Contours at an interval of 5' or as required by Planning board
5.13	Street/Public Ways	Elevations of existing streets Location, width, grades and profiles of all proposed streets or public ways Character, width, depth of all subbase and pavement Preliminary design of any bridge or culverts Location, type, plans and cross sections of proposed: sidewalks street lighting standards street trees curbs
5.14	Utilities	Location, pipe sizes, grades, direction of flow of all existing: sewers and water mains Approximate location, size, plans and cross sections of proposed: water lines and sewer lines Connection to existing lines or alternate means of water supply and sewerage treatment and disposal as provided by Public Health Law Location and size of all proposed valves, fire alarm boxes, hydrants Underground conduits, man holes basins.
5.15	Drainage	Location, pipe sizes, grades and direction of flow of all existing drains culverts Approximate grading plan if natural contours are to be changed more than 2 feet Approximate location, size and profiles of proposed drainage ways Connections to existing lines or alternate means of disposal.
5.16	Location, Type	Temporary erosion control measures plans and cross section of proposed storm drains
5.17	Lots	Field survey of boundary lines of the tract (incl. complete descriptive data to bearings and distances) made and certified by a licensed surveyor Certificate from the Engineer that the corners of the tract have been located on the ground and marked by approved monuments Proposed lot lines, dimensions of area All parcels to be dedicated for public use and the conditions of such dedication

Boundaries of proposed permanent easements over or under private property
 Copy of all covenants or deed restrictions covering any part of tract
 Zoning District(s) involved - exact boundary lines and any proposed changes.

- 5.18 **Future Plans** If the application covers only part of the subdivider's holdings, then a map of the entire tract including the following information must be submitted (scale = 400' to the inch)
 Outline of plotted area with proposed streets
 Indication of probable future street system (incl. grades and drainage)
 Probable future drainage layout.

5.20 ITEMS TO BE SUBMITTED AT THE SUBDIVISION PLAT STAGE

The Subdivision Plat will not be reviewed until all the required information is provided or a waiver for a particular requirement is requested in writing by the subdivider and granted by the Planning board.

Information to accompany the Subdivision Plat application:

- 5.21 **Background Data** Date
 True north point
 Map scale
 Name and address of record owner, subdivider, engineer, surveyor (incl. license number and seal)
 Proposed subdivision name
 Name of County and Town in which it is located
 Name of all adjacent subdivisions
 Name of the record owners of all adjacent property owners.
- 5.22 **Streets/Public Ways** Street lines (data acceptable to engineer to enable him to determine the location, bearing and length)
 Pedestrian ways
 Length and bearing of all straight lines
 Radii, length and central angle of all curves
 Tangent bearings
 Certification from engineer that approved monuments have been placed at all street intersections, angle points in street lines, points of curve and other required points.
- 5.23 **Lots** Lot lines (data acceptable to engineer to determine the location, bearing and length of each lot)
 Boundary lines (engineer to determine the location, bearing and length of each lot)
 Placement of buildings, septic systems and Certification from engineer that approved permanent referenced monuments will

be placed as required and location is
 shown on the plat
 Certification from engineer
 that approved corner lot markers be
 located as required
 Certification from engineer
 that approved monuments have been
 placed at all corner points and angle
 points of the tract
 Locate all public open spaces for
 which deeds are included (data
 acceptable to the engineer to
 enable him to determine the location
 bearing and length)
 Offers of cession and covenants
 covering maintenance of unceded open
 spaces to be certified with approval
 of the Village attorney
 Locate parcels to be retained by
 developer including copies of
 agreements or other documents
 showing how such areas will be
 maintained (date acceptable to
 engineer to enable him to
 determine the location, bearing and
 length)
 Lots and blocks to be numbered and
 lettered in accordance with the
 prevailing practice

5.24 Construction

Construction drawings including
 plans, profiles and typical cross
 sections showing proposed location,
 size and type of:
 streets
 sidewalks
 street lighting stds.
 street trees
 curbs
 water mains
 sanitary sewers
 storm drainage
 pavements and sub base
 man holes

5.25 Final Drawing of
Subdivision

Include all proposed changes.

6.00 Effective Date

This local law shall take effect upon its enactment.

COPY

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Village

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Should any section or provision of this Law, as contained herein or as hereafter amended, be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Law as a whole or of any part thereof other than the part so declared to be invalid.

1.4 Waivers

The Planning board may waive such improvements and requirements that in its judgment are not requisite in the interest of the public health, safety and general welfare, or would cause unusual hardship, provided the public interest is protected and the development is in keeping with the general spirit and intent of this Law, the Official Map, the Zoning Ordinance, and the Village Development Plan, if such exist. Such waivers may be granted only in the sole discretion of the Planning board and are not to be deemed a right of any subdivider.

1.5 Resubdivision

For a resubdivision, the same procedure, rules and regulations shall apply as for a subdivision.

ARTICLE II - DEFINITIONS

2.0 For the purpose of this Law, certain words and terms used herein are defined as follows:

Subdivision	A division of any parcel of land into two or more lots, blocks or sites with or without streets or highways and includes resubdivision, condominiums, cooperatives and other forms of multiple residence ownership.
Minor Subdivision	A minor subdivision is one where: (1) Only one (1) lot is being divided from a larger lot for the purposes of creating no more than two residential building lot(s) for the construction of no more than one (1) one- or two-family residence(s) on each lot and where the larger lot has not been previously subdivided and neither lot will be subsequently subdivided; or (2) The division will not result in the creation of any new building lots.
Subdivider	Any person, firm, corporation, partnership, association or legal entity, or any group acting alone or in concert or with a common plan who shall lay out any subdivision or part thereof as defined herein, either, for himself or for others.
Village Board	The Board of Trustees of the Village of Tannersville.
Planning board	The Planning board of the Village of Tannersville.
Sketch Plan	A free-hand sketch showing the general features of a proposed subdivision.
Preliminary Plat	A drawing or drawings clearly marked "Preliminary Plat" showing the salient features of a proposed subdivision.
Subdivision Plat	The final drawing or drawings of the subdivision submitted to the Planning board which, if approved, may be duly filed in the office of the County Clerk.
Official date of Submission	The dates when a Sketch Plan, Preliminary Plat, or Subdivision Plat shall be considered submitted to the Planning board, hereby defined to be, the date of the next regular monthly meeting of the Planning board, at least ten days prior to which all required surveys, plans, plats, and fees are filed with the Clerk
Street	A right-of-way for vehicular traffic, including road, avenue, land, highway, or other way which is an existing public way, or a way shown upon a subdivision plat approved by the Planning board as provided by Law, or on a plat duly filed and recorded in the Office of the County Clerk.
Easement	Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his property.
Resubdivision	Any change in the plat of a subdivision which has previously been filed in the Office of the County Clerk.

Engineer	An engineer retained by the Planning Board.
Code Enforcement Officer	The duly designated code enforcement officer of the Village of Tannersville.
Engineer or Licensed Prof. Engineer	A person licensed as a professional Engineer by the State of New York.
Surveyor	A person licensed as a land surveyor by the State of New York.

ARTICLE III - PROCEDURE IN FILING SUBDIVISION APPLICATIONS

3.01 General Procedure

Whenever any subdivision of land is proposed and before any permit for erection of a structure in such proposed subdivision shall be granted, the subdivider or his authorized agent, shall apply in writing for approval of such proposed subdivision in accordance with the following procedure:

1. Pre-application meeting with the Planning board.
2. Sketch Plan showing general concept.
3. Preliminary Plat showing proposal in detail.
4. Plat or finalized proposal.
5. Review by non- agencies.
6. Public Hearing
7. Planning board approval by resolution.
8. Completion of improvements or posting of bond, certified checks, or suitable alternative surety.
9. Planning board signs plat.
10. Plat is filed in County Clerk's Office.

3.02 Pre-application Conferences

Before preparing a detailed proposal, the subdivider should make an appointment at a regular meeting of the Planning Board to familiarize himself with the requirements of these and other regulations, the policies and plans of the Planning Board and other information that may be pertinent to the subdivision. Other agencies necessary for approval should be contacted by the subdivider.

3.03 Time for delivery of all documents

All documents required to be considered by the Planning board must be delivered to the Clerk no later than ten (10) days prior to the next regular meeting of the Planning Board at which such documents will be addressed.

3.04 Date of submission of plats

All plats shall be deemed submitted for the purpose of commencing the time within which the Planning board shall act on the date of the regular meeting of the Planning board at which said plat is considered provided all necessary documents and fees have been submitted.

3.05 Minor subdivision procedure

Any subdivider who proposes a Minor Subdivision shall follow the General Procedures set forth in Section 3.01 (1 & 2) and shall comply with any other requirement of the Planning board which may include, without limitation, the following: provide a survey of the lots; provide appropriate deed restrictions.

3.06 Professional fees

Whenever the Planning board deems it necessary to engage or utilize various professional services for the purpose of reviewing a subdivision application the Planning Board shall so advise the subdivider. The Planning board shall then engage such professionals as are needed, including, without limitation, any of the following: engineer, architect, attorney, surveyor, accountant, insurance agent. All fees for the providing of said professional services shall be paid by the subdivider in addition to the fees set forth below. Said professional fees shall be paid in accordance with acceptable business practices. The Planning board shall not approve any sketch, Preliminary Plat or final Plat unless all such fees are paid in full.

3.10 SKETCH PLAN PROCEDURE

Prior to filing a Preliminary Plat, the subdivider or his duly authorized representative, shall submit a Sketch Plan showing a basic proposed layout and other information required in Article V of these regulations. At least two (2) copies of this Sketch Plan shall be delivered to the Clerk or other official of the Planning Board at least 10 days before the next scheduled Board meeting. After review of the Sketch Plan and field inspection, but within 45 days of the official date of submission of the Sketch Plan, the Planning board shall tentatively approve the Sketch Plan or recommend modifications in writing.

3.20 PRELIMINARY PLAT PROCEDURE

3.21 Application and Fee

Prior to the filing of an application for the approval of a Subdivision Plat, the subdivider shall file an application for the approval of a Preliminary Plat of the proposed subdivision. Such Preliminary Plat shall be clearly marked "Preliminary Plat" and shall be in the form described in Section 5.20 hereof. The Preliminary Plat shall, in all respects, comply with the requirements set forth in the provisions of Sections 7-728 and 7-730 of the Law, and Section 5.20 of these regulations, except where a waiver may be specifically authorized. The subdivider shall also provide three (3) copies of any Covenants, Easements and Restrictions or of any Offering Plan which the subdivider intends to impose of the subdivision. The application for approval of the preliminary plat shall be accompanied by a fee of One Hundred and Fifty (\$150.) dollars, plus cost of advertising of Public Hearing in the newspaper(s). The application shall also be accompanied by any professional fees necessary for the review of the Preliminary Plat.

3.22 Number of Copies

Five (5) copies of the Preliminary Plat shall be presented to the Clerk at least ten (10) days prior to the Planning board meeting at which said Preliminary Plat will be reviewed.

3.23 Subdivider to Attend Planning board Meeting

The subdivider, or his duly authorized representative, shall attend the meeting of the Planning board to discuss the Preliminary Plat.

3.24 Study of Preliminary Plat

The Planning board shall study the practicability of the Preliminary Plat taking into consideration the requirements of the community and the best use of the land being subdivided. Particular attention shall be given to the arrangement, location and width of streets, their relation to the topography of the land, water supply, sewage disposal, drainage, lot sizes and arrangement and the future development of adjoining lands as yet unsubdivided.

3.25 When Officially Submitted

The time of submission of the Preliminary Plat shall be considered to be the date on which the application for approval of the preliminary plat, complete with all data required by Article V of these regulations, has been considered by the Planning board.

3.26 Environmental Impact Statements

An Environmental Impact Assessment Form (as set forth in 6 NYCRR) shall be submitted together with the Preliminary Plat. If the subdivision is an action that will have no significant environmental impact a Negative Declaration shall be issued. If there is a need for further study the Planning board may require the subdivider to prepare and file a Draft Environmental Impact Statement and a Final Environmental Impact Statement (DEIS & FEIS) pursuant to the regulations of the Department of Environmental Conservation.

3.27 Approval of the Preliminary Plat

Within sixty-two (62) days after consideration of such Preliminary Plat by the Planning board a public hearing shall be held which hearing shall be advertised at least once in a newspaper of general circulation (Catskill Daily Mail, Mountain Eagle, and/or Windham Journal) in the least five (5) days before such hearing. The Planning board may provide that the hearing be further advertised in such manner as it deems most appropriate for full public consideration of such preliminary plat. Within sixty-two (62) days after the date of such hearing, the Planning board may approve with or without modification or disapprove such Preliminary Plat, and the ground of modification, if any, or the ground for disapproval shall be stated upon the records of the Planning board. The time in which the Planning board must take action on such plat, may be extended by mutual consent of the subdivider and the Planning board. When so approving a Preliminary Plat, the Planning board shall state in writing modifications, if any, as it deems necessary for submission of the plat in final form. Within five (5) days of the approval of such Preliminary Plat, it shall be certified by the Clerk as granted preliminary approval and a copy filed in his office and a certified copy mailed to the owner. Failure of the Village Board to act within such sixty-two (62) day period shall constitute approval of the Preliminary Plat.

When granting approval to a preliminary plat, the Planning Board shall state the terms of such approval, if any, with respect to (1) the modifications to the Preliminary Plat, (2) the character and extent of the required improvements for which waivers may have been requested and which in its

opinion may be waived without jeopardy to the public health, safety, morals, and general welfare, (3) the amount of improvement or the amount of all bonds therefore which it will require as prerequisite to the approval of the Subdivision Plat. Approval of a Preliminary Plat shall not constitute approval of the Subdivision Plat, but rather it shall be deemed an expression of approval of the design submitted on the Preliminary Plat as a guide of the Planning Board and for recording upon fulfillment of the requirements of this Law. Prior to approval of the Subdivision Plat, the Planning board may require additional changes as a result of further study of the subdivision in final form or as a result of new information obtained at the public hearing.

3.30 SUBDIVISION PLAT PROCEDURE

3.31 Application for Approval and Fee

The subdivider shall, within six (6) months after the approval of the Preliminary Plat, file with the Planning Board an application for approval of the Subdivision Plat in final form, using an approved application blank available from the Clerk. All applications for Subdivision Plat approval for subdivisions shall be accompanied by a fee of \$100.00 plus \$50.00 per parcel, plus the cost of advertising for the Public Hearing in the newspaper(s). The application shall also include a certification from all professionals on behalf of the that their fees have been paid; if said fees have not been paid in full the Planning board shall not act on said application. If the Subdivision Plat is not submitted within six (6) months after the approval of the Preliminary Plat, the Planning Board may refuse to approve the final plat and require resubmission of the Preliminary Plat.

3.32 Number of Copies

A subdivider shall provide the Clerk with a copy of the subdivision application and three (3) copies (two copies in ink on mylar or an acceptable equal) of the Plat, the original and one true copy of all offers of cession, Covenants Easements and Restrictions, and any Offering Plan or any agreements and two prints of all construction drawings as required in Section 5.34.

3.33 When Officially Submitted

The time of submission of the Subdivision Plat shall be the date of the next regular Planning board meeting at which the application for approval of the Subdivision Plat, complete and accompanied by the required fees and all data required by Article V will be considered.

3.34 Endorsement of Other Agencies

Water and sewer facility proposals contained in the Subdivision Plat shall be properly endorsed and approved by the New York State Departments of Health, and Environmental Conservation and by the City of New York as well as any other governmental agency having jurisdiction. Applications for approval of plans for sewer or water facilities will be filed by the subdivider with all necessary, County, State and New York City agencies. Endorsement and approval by the New York State Departments of Health and Environmental Conservation, The City of New York and any other agency having jurisdiction shall be secured by the subdivider before official submission of the Subdivision Plat.

3.35 Public Hearing

Within sixty-two (62) days of the submission of a plat in final form for approval, a hearing shall be held by the Planning board. This hearing shall be advertised at least once in a newspaper of general circulation in the at least five (5) days before such hearing, provided, however, that when the Planning board deems the final Plat to be in substantial agreement with a Preliminary Plat approved under Section 3 of this article, and modified in accordance with requirements of such approval, if such Preliminary Plat has been approved with modifications the Planning board may waive the requirement for such public hearing.

3.36 Action on Subdivision Plat

The Planning board shall, by resolution, conditionally approve, conditionally approve with or without modification, disapprove, or grant final approval and authorize the signing of such plat, within forty-five (45) days of its receipt by the Clerk if no hearing is held, or in the event a hearing is held, within sixty-two (62) days after the date of such hearing. This time may be extended by mutual consent of the subdivider and the Planning board.

Upon resolution of conditional approval of such final plat, the Planning board shall empower the Mayor or a duly authorized member of the Planning board, to sign the Plat upon completion of such requirements as may be stated in the resolution. Within five (5) days of such resolution, the Plat shall be certified by the Clerk as conditionally approved and a copy filed in his or her office and a certified copy mailed to the subdivider. The copy mailed to the subdivider shall include a certified statement of such requirements which, when completed, will authorize the signing of the conditionally approved Final Plat. Upon completion of such requirements, the Plat shall be signed by said duly authorized officer of the Planning Board. Conditional approval of a final Plat shall expire one hundred eighty (180) days after the date of the resolution granting such approval unless the requirements have been certified as completed within that time. The Planning board may, however, extend the time within which a conditionally approved Plat may be submitted for signature, if in its opinion such extension is warranted in the circumstances, for not to exceed two additional periods of ninety (90) days each.

3.40 REQUIRED IMPROVEMENTS AND PROCEDURE

Before the Planning board grants final approval of the Subdivision Plat the subdivider shall follow the procedure set forth in subparagraph (1) or (2) below:

(1) In an amount set by the Planning board the subdivider shall either file with the Clerk a certified check or bond to cover the full cost of the required improvements. Any such bond shall comply with the requirements of Section 7-730 of the Law and shall be satisfactory to the Engineer and Attorney as to form, sufficiency, manner of execution and surety. A period of one (1) year (or such other period as the Planning board may determine appropriate, not to exceed three [3] years) shall be set forth in the bond within which required improvements must be completed.

(2) The subdivider shall complete all required improvements to the satisfaction of the Engineer, who shall file with the Planning board a letter signifying the satisfactory completion of all improvements required by the Board. For

any required improvements not so completed, the subdivider shall file with the Clerk a bond or certified check covering the costs of such improvements and the cost of satisfactorily installing any improvement not approved by the Engineer. Any such bond shall be satisfactory to the Engineer and Attorney as to form, sufficiency manner or execution and surety.

(3) The required improvements shall not be considered to be completed until the installation of the improvements has been approved by the Engineer and a map satisfactory to the Planning board has been submitted indicating the location of monuments marking all underground utilities as actually installed. If the subdivider completes all required improvements according to sub-paragraph (2), then said map shall be submitted prior to endorsement of the Plat by the appropriate Planning board officer. However, if the subdivider elects to provide a bond or certified check for all required improvements as specified in sub-paragraph (1), such bond shall not be released until such a map is submitted

At least five (5) days prior to commencing construction of required improvements the subdivider shall pay to the Clerk any Inspection Fee required by the Planning Board and shall notify the Planning board, in writing, of the time when he proposes to commence construction of such improvements so that all specifications and requirements shall be met during the construction of required improvements, and to assure the satisfactory completion of improvements and utilities required by the Planning board.

3.41 Proper Installation of Improvements

If upon inspection of the improvements performed before the expiration date of the Performance Bond, any of the required improvements have not been constructed in accordance with plans and specifications filed by the subdivider, the Planning board shall notify the subdivider and, if necessary, the bonding company, and take all necessary steps to preserve the 's rights under the Bond. No Plat shall be approved by the Planning board as long as the subdivider is in default on a previously approved Plat.

3.42 Filing of Approved Subdivision Plats - Signing and Filing

Upon completion of the required procedures and improvements, the Subdivision Plat shall be signed by the duly designated officer of the Planning board and may be filed by the subdivider in the Office of the County Clerk. Any Subdivision Plat not so filed or recorded within ninety (90) days of the date upon which such Plat is approved or considered approved by reasons of the failure of the Board to act, shall become null and void, unless the particular circumstances of said subdivider warrant the Planning board to grant an extension which shall not exceed two additional periods of ninety (90) days. Such extensions shall be granted in only the most extraordinary circumstances.

3.43 Plat Void if Revised After Approval

No changes, erasures, modifications, or revisions shall be made in any Subdivision Plat after approval has been given by the Planning board and endorsed in writing on the Plat, unless the said Plat is first resubmitted to the Board and such Board approves any modifications. In the event that any such Subdivision Plat is recorded without

complying with this requirement, the same shall be considered null and void, and the Board shall institute proceedings to have the Plat stricken from the records of the County Clerk.

3.44 Status of Streets, Parks, Easements - Offers of Cession

In accordance with Section 7-732 of the Law, the subdivider may add a notation on the Subdivision Plat that no offer of streets, parks or easements, shown on the Plat, is made to the public. Failure to make such notation will constitute a continuing offer of cession to the , which may be accepted by the Planning board at any time prior to revocation of said offer by the subdivider. Formal offers of cession to the public of all streets, parks and easements, not marked with such notation on the Plat, shall be filed with the Planning board prior to approval of the Plat.

3.45 Status of Streets, Parks, Easements - Acceptance by Planning Board

Acceptance of any such offer of cession shall rest with the Planning board. In the event the applicant shall elect not to file the Subdivision Plat in the Office of the County Clerk, such offer of cession shall be deemed to be void.

The approval by the Planning board of a Subdivision Plat shall not be deemed to constitute or imply the acceptance by the Planning board of any street, park, easement or open space shown on said Plat. The Planning board may require said Plat to be endorsed with an appropriate note to this effect.

3.46 Maintenance of Roads

In those cases where no offer of cession to the public is made for the roads, parks and required easements shown on the Plat, there shall be submitted with the Plat copies of agreements or other documents in recordable form providing for, and fixing responsibility for, their suitable maintenance, and statements of all rights which exist with respect to the use of such property or properties. Said agreements or other documents shall create such rights and obligations as are acceptable to the Planning board.

ARTICLE IV - GENERAL REQUIREMENTS AND DESIGN STANDARDS

4.01 Character of Land

Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood or other menace.

4.02 Preservation of Natural Cover

Land to be subdivided shall be laid out and improved in reasonable conformity to the existing topography, in order to minimize grading, cut and fill, and to retain, insofar as possibly, the natural contours, limit storm water runoff, and conserve the natural cover and soil. No topsoil, sand or gravel shall be removed from any lots shown on any subdivision plat, except for the purpose of improving such lot; and for the laying out of streets shown thereon. Existing features which would enhance the attractiveness of the site or the community as a whole, such as trees, water-courses, ponds, historic places and similar irreplaceable assets, shall be preserved insofar as possible through harmonious designs of the subdivision.

4.03 Specifications for Required Improvements

All streets and other required improvements shall be constructed or installed to conform to specifications.

4.04 Streets - General

Streets shall be suitably located and logically related to original topography, of sufficient width, and adequately improved to accommodate the prospective traffic, and to afford satisfactory access to police, fire fighting, snow removal or other road maintenance equipment, and shall be coordinated so as to compose a convenient system.

4.05 Reservations and Easements

In accordance with Section 7-730 of the Law, the Planning board may require the reservation of up to 10% of the Subdivision land for park, recreational or community purpose and/or payment of a fee to a trust fund to be used for those purposes in the area of the subdivision.

4.06 Street Improvements

Streets shall be graded and improved with pavement, street signs, street lighting standards, street trees, water mains, sanitary sewers, storm drains, and fire hydrants, except where waivers may be requested, and the Planning board may waive, subject to appropriate conditions, such improvements as it considers are not requisite in the interest of the public health, safety and general welfare or may result in unnecessary hardship. If underground utilities are required by the Planning board, they shall be placed between the paved roadway and street right-of-way, where possible, to simplify location and repair of the lines.

4.07 Water and Sewerage Facilities

Facilities for water and sewerage in each new subdivision shall be in accordance with the requirements appropriate agency having jurisdiction over the planning and installation of these in the area of the subdivision. The Planning board may require the subdivider to develop and convey water sources and facilities for the subdivision to the Village of Tannersville.

4.08 Public Utilities

The Planning board may accept assurance from each public utility company whose facilities are proposed to be installed. Such assurance shall be in writing, addressed to the Planning board, stating that each public utility company will make the installations necessary for the furnishing of its services within a specified time, in accordance with the approved Subdivision Plat.

ARTICLE V - DOCUMENTS TO BE SUBMITTED

5.01 ITEMS TO BE SUBMITTED AT THE SKETCH PLAN STAGE

The Sketch Plan will not be considered officially submitted, and, therefore, not reviewed until all the required information is provided or a waiver for a particular requirement is requested in writing by the applicant and granted by the Planning board.

Information to accompany the Sketch Plan application:

- | | | |
|------|--|---|
| 5.02 | Background Data | <p>Approximate north point</p> <p>Sketch scale (not less than 1" = 200') with the entire tract on one sheet</p> <p>Name of the owner of the property to be subdivided</p> <p>Name(s) of all adjacent property owners</p> <p>Location of the section to be subdivided in relation to the entire tract.</p> |
| 5.03 | Existing Physical Features | <p>Existing structures in the subdivided</p> <p>Wooded areas) area and within</p> <p>Streams) 200' of any</p> <p>Other significant) property line</p> <p>physical features)</p> <p>Contours at not more than a 10' interval (if topographic conditions are significant).</p> |
| 5.04 | Streets/Public Ways | <p>Layout of all existing, mapped or proposed streets</p> <p>Distance to the nearest existing street intersection.</p> |
| 5.05 | Utilities | <p>All available utilities</p> <p>Water Supply</p> <p>Sewerage disposal system</p> |
| 5.06 | Drainage | <p>Proposed systems of drainage</p> |
| 5.07 | Lots | <p>Tax map sheet, block and lot numbers (if available)</p> <p>Proposed pattern of lots including widths and depths</p> <p>Areas to be dedicated to recreational use</p> <p>Existing restrictions on the use of the land including covenants, easements and zoning lines.</p> |
| 5.10 | <p><u>ITEMS TO BE SUBMITTED AT THE PRELIMINARY PLAT STAGE</u></p> <p>The Preliminary Plat will not be considered officially submitted and, therefore, not reviewed until all the required information is provided or a waiver for a particular requirement is requested in writing by the applicant and granted by the Planning board.</p> | |
| 5.11 | Background Data | <p>Date</p> <p>True north point</p> <p>Map scale</p> <p>Name and address of record owner, subdivider, engineer, surveyor (inc. license number and seal)</p> <p>Proposed subdivision name</p> <p>Name of town and county in which it is located</p> <p>Name of all adjacent subdivisions</p> <p>Name of the record owners of all adjacent property owners.</p> |

5.12	Existing Physical Features of Tract	Watercourses Marshes Rock outcroppings Wooded areas Single trees (diameter of 8" as measured 3' above the ground) Other significant physical features Contours at an interval of 5' or as required by Planning board
5.13	Street/Public Ways	Elevations of existing streets Location, width, grades and profiles of all proposed streets or public ways Character, width, depth of all subbase and pavement Preliminary design of any bridge or culverts Location, type, plans and cross sections of proposed: sidewalks street lighting standards street trees curbs
5.14	Utilities	Location, pipe sizes, grades, direction of flow of all existing: sewers and water mains Approximate location, size, plans and cross sections of proposed: water lines and sewer lines Connection to existing lines or alternate means of water supply and sewerage treatment and disposal as provided by Public Health Law Location and size of all proposed valves, fire alarm boxes, hydrants Underground conduits, man holes basins.
5.15	Drainage	Location, pipe sizes, grades and direction of flow of all existing drains culverts Approximate grading plan if natural contours are to be changed more than 2 feet Approximate location, size and profiles of proposed drainage ways Connections to existing lines or alternate means of disposal.
5.16	Location, Type	Temporary erosion control measures plans and cross section of proposed storm drains
5.17	Lots	Field survey of boundary lines of the tract (incl. complete descriptive data to bearings and distances) made and certified by a licensed surveyor Certificate from the Engineer that the corners of the tract have been located on the ground and marked by approved monuments Proposed lot lines, dimensions of area All parcels to be dedicated for public use and the conditions of such dedication

Boundaries of proposed permanent easements over or under private property
 Copy of all covenants or deed restrictions covering any part of tract
 Zoning District(s) involved - exact boundary lines and any proposed changes.

5.18 Future Plans

If the application covers only part of the subdivider's holdings, then a map of the entire tract including the following information must be submitted (scale = 400' to the inch)
 Outline of plotted area with proposed streets
 Indication of probable future street system (incl. grades and drainage)
 Probable future drainage layout.

5.20 ITEMS TO BE SUBMITTED AT THE SUBDIVISION PLAT STAGE

The Subdivision Plat will not be reviewed until all the required information is provided or a waiver for a particular requirement is requested in writing by the subdivider and granted by the Planning board.

Information to accompany the Subdivision Plat application:

5.21 Background Data

Date
 True north point
 Map scale
 Name and address of record owner, subdivider, engineer, surveyor (incl. license number and seal)
 Proposed subdivision name
 Name of County and Town in which it is located
 Name of all adjacent subdivisions
 Name of the record owners of all adjacent property owners.

5.22 Streets/Public Ways

Street lines (data acceptable to engineer to enable him to determine the location, bearing and length)
 Pedestrian ways
 Length and bearing of all straight lines
 Radii, length and central angle of all curves
 Tangent bearings
 Certification from engineer that approved monuments have been placed at all street intersections, angle points in street lines, points of curve and other required points.

5.23 Lots

Lot lines (data acceptable to engineer to determine the location, bearing and length for each lot)
 Boundary lines (engineer to determine the location, bearing and length for each lot)
 Placement of buildings, septic systems and Certification from engineer that approved permanent referenced monuments will

be placed as required and location is
 shown on the plat
 Certification from engineer
 that approved corner lot markers be
 located as required
 Certification from engineer
 that approved monuments have been
 placed at all corner points and angle
 points of the tract
 Locate all public open spaces for
 which deeds are included (data
 acceptable to the engineer to
 enable him to determine the location
 bearing and length)
 Offers of cession and covenants
 covering maintenance of uncaded open
 spaces to be certified with approval
 of the Village attorney
 Locate parcels to be retained by
 developer including copies of
 agreements or other documents
 showing how such areas will be
 maintained (date acceptable to
 engineer to enable him to
 determine the location, bearing and
 length)
 Lots and blocks to be numbered and
 lettered in accordance with the
 prevailing practice

5.24 Construction

Construction drawings including
 plans, profiles and typical cross
 sections showing proposed location,
 size and type of:
 streets
 sidewalks
 street lighting stds.
 street trees
 curbs
 water mains
 sanitary sewers
 storm drainage
 pavements and sub base
 man holes

5.25 Final Drawing of
Subdivision

Include all proposed changes.

6.00 Effective Date

This local law shall take effect upon its enactment.