

Town Of Plattsburgh



Subdivision Regulations

May 23, 1966

Amended June 19, 1978

Need ~~Hardy~~ Naming
Convention - see 5.21 "I"

S U B D I V I S I O N R E G U L A T I O N S

TOWN OF PLATTSBURGH

CLINTON COUNTY

MAY 23, 1966

SARGENT-WEBSTER-CRENSHAW & FOLLEY
Architects Engineers Planners
2112 Erie Boulevard East
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NOTE: These Subdivision Regulations are the AMENDED SUBDIVISION REGULATIONS
of the Town of Plattsburgh as amended by resolution duly adopted
by the Town Board of the Town of Plattsburgh at a Regular Meeting
held on June 19, 1978.

The preparation of this document for the New York State Department of Commerce was financially aided through a Federal Grant from the Urban Renewal Administration of the Housing and Home Finance Agency, and in part by the State of New York, under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

The drawings and diagrams reproduced in these regulations are not a part thereof. They are intended solely to illustrate portions of the text.

NOTE:

This page applied only to the original Subdivision Regulations adopted May 23, 1966.

MS:pbk 002

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Article I - Article II

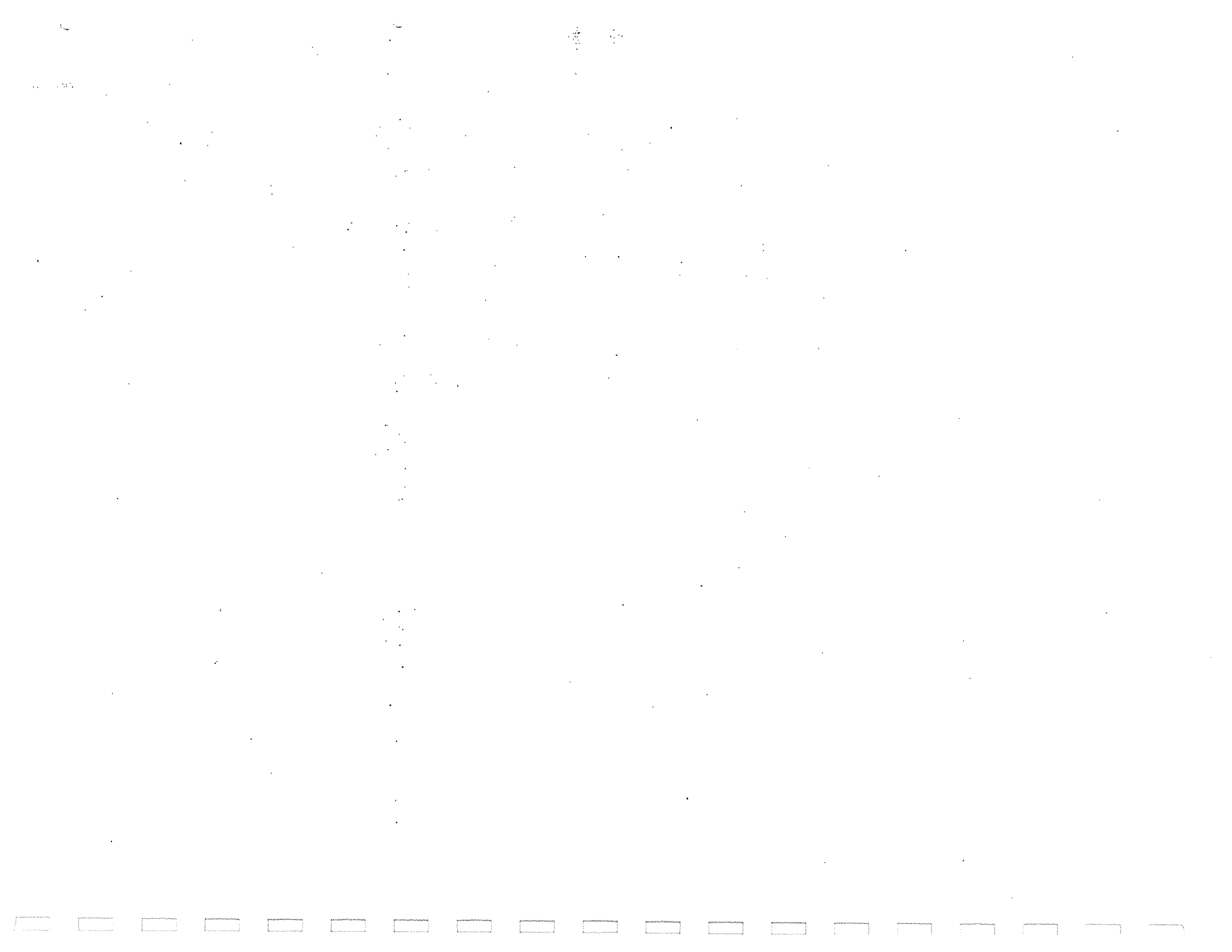
SUBDIVISION REGULATIONS

Article I. PURPOSES

It is hereby declared to be the policy of the Town of Plattsburgh that the subdivision and development of land for residential, commercial and industrial purposes shall be guided and regulated in such a manner as to meet the following requirements for orderly and harmonious growth: Land to be subdivided or developed shall be of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or smoke, or other menace. Proper provisions shall be made for drainage, water supply, sewerage, and other appropriate utility services. The proposed streets shall provide a safe, convenient, and functional system for vehicular circulation, and shall be properly related to the Master Plan of the area. Streets shall be of such width, grade, and location as to accommodate prospective traffic as determined by existing and probable future land and building uses. Buildings, lots, blocks, and streets shall be arranged as to afford adequate light, view, and air to facilitate fire protection, and to provide ample access for fire-fighting equipment to buildings. Land shall be subdivided or developed with due regards to topography so that the natural beauty of the land and vegetation shall be protected and enhanced. Adequate sites for schools, parks, playgrounds, and other community services shall be located so that residents of all neighborhoods shall have convenient access to such facilities.

Article II. AUTHORITY

By authority of the resolution adopted by the Town Board on the day of June, 1960, pursuant to the provisions of Article 16 of the Town Law, the Planning Board of the Town of Plattsburgh has the power and authority to approve plans for subdivisions of land within that part of the Town of Plattsburgh. All land subdivision shall hereafter be subject to the following regulations which are adopted for the purpose of providing for the future growth and development of the Town and affording adequate facilities for the housing, transportation, distribution, comfort, convenience, safety, health and welfare of its population.



Article III. DEFINITIONS

Unless otherwise expressly stated, the following terms shall, for the purpose of these regulations, have the meaning indicated.

3.1 General

Words in the singular include the plural, and words in the plural include the singular. The word "persons" includes a corporation, unincorporated association and "building" includes "structure" and shall be construed as if followed by the words "or part thereof". The word "street" includes "road", "highway", and "land"; and "watercourse" includes "drain", "ditch", and "stream". The word "shall" is mandatory unless otherwise indicated.

3.21 ALLEY - A strip of land over which there is a right-of-way, municipally or privately owned, on which no building fronts, serving as a secondary means of access to two or more properties.

3.22 BOND - A performance bond duly issued by a bonding or surety company approved by the Town Board with security acceptability to the Town Board or a performance bond duly issued by the developer-obligor accompanied by security in the form of cash, certified check or U.S. Government bearer bonds deposited with the Town Board in the full amount of the obligation. The cash may be withdrawn after the work has been performed as certified by the ENGINEER with a 10% holdout until acceptance.

3.23 BOARD - The words Planning Board shall mean the Planning Board of the Town of Plattsburgh.

3.24 CROSSWALK - A right-of-way, municipally or privately owned, which cuts across a block to furnish access for pedestrians to adjacent streets or properties.

3.25 EASEMENT - A right granted to use certain land for a special purpose not inconsistent with the general property rights of the Owner.

3.26 ENGINEER - Unless otherwise hereinafter indicated means the duly designated engineer of the Town of Plattsburgh or if there be no such official, a licensed professional engineer employed by the Town Board.

3.27 FAMILY-DWELLING-UNIT - Housekeeping accommodations for one or more persons living as a family.

Article III Section 3.28-3.38

- 3.28 FINAL SUBDIVISION PLAT - A plan prepared for recording by a licensed professional engineer or surveyor. See 4.33 B.
- 3.29 IMPROVEMENT - Those physical changes to the land necessary to produce usable and desirable lots from raw acreage including grading, pavement, curb, gutter, storm sewers and drains and betterments to existing watercourses, sidewalks, street signs, crosswalks, shade trees, sodding or seeding, street name signs, and monuments.
- 3.30 LOT - A parcel of land intended for transfer of ownership or building development, whether immediate or future.
- 3.31 LOT DEPTH - The mean horizontal distance between the front and rear lines of a lot.
- 3.32 LOT - DOUBLE FRONTAGE - A lot, the generally opposite ends of which both abut on streets.
- 3.33 LOT WIDTH - The width of a lot at the building line.
- 3.34 MASTER PLAN - The comprehensive plan, or a part thereof, which may consist of several maps, data, etc., adopted by the Planning Board, indicating the general locations recommended for major motorways, parks, and other public open spaces, public building sites, routes for public utilities.
- 3.35 OFFICIAL MAP - is a map established by the Town Board under Section 270 of the Town Law, showing the streets, highways, and parks theretofore laid out, adopted and established by law and all changes or additions thereto made under the provisions of the Section 273 of the Town Law.
- 3.36 OWNER - Means the Owner of the land proposed to be sub-divided, or his agent.
- 3.37 PLAT - (also referred to as Final Subdivision Plat) - means the final map, drawing or chart upon which the Owner's plan of subdivision is presented to the Planning Board for approval, and which, if approved, will be submitted to the county clerk for recording.
- 3.38 PRELIMINARY PLAT - A plan prepared by a licensed professional - See 4.33 B - engineer or surveyor or a qualified site planner, showing existing features of the land and proposed street, utility and lot layout within and adjacent to a subdivision.

Article III Section 3.39-3.42

3.39 RIGHT-OF-WAY - A strip of land between property lines opened for use as a street alley or crosswalk.

3.40 SETBACK OR BUILDING LINE - A line, generally parallel to the line, beyond which the front foundation wall of a building may not project into the front yard.

3.41 SIGHT DISTANCE - The distance an object eighteen inches (18") off the pavement (a tail light) is visible from an eye level four and one half feet (4-1/2') above the pavement (average height driver's eyes).

3.42 STREETS - The term "street" means a way for vehicular traffic, whether designated as a street, highway, thoroughfare, parkway, road, avenue, boulevard, land, drive, place, or other similar designation. The following functional classification is used in these regulations;

A. Arterial Streets - those which are used primarily for fast or heavy traffic, usually with complete or partial control over access from abutting property.

B. Collector Streets - Those which carry traffic from minor streets at major system or arterial streets and highways.

C. Minor Streets - Those which are used primarily for access to the abutting properties.

D. Marginal Access Streets - Minor streets which are parallel to and adjacent to arterial streets and highways and which provide access to abutting properties and protection from through traffic.

E. Cul-De-Sac Street - Minor streets with one end open for public vehicle and pedestrian access and the other end terminating in a vehicular turnaround. The length of a cul-de-sac street shall be measured along the center line from its intersection with the center line of the street from which it runs to the center of the cul-de-sac turnaround.

Article III Section 3.42-3.45

F. Service Drives - Minor private ways which are used primarily for vehicular service access to the back or the side of properties otherwise abutting on a street.

3.43 SUBDIVIDER - A person who is the registered Owner, or authorized agent of the registered Owner, of land proposed for subdivision.

3.44 SUBDIVISION -The division of a single lot, tract or parcel of land, or a part thereof, into two or more lots, tracts or parcels of land, including changes in street lines or lot lines, for the purpose, whether immediate or future, of transfer of ownership or of building development: Provided, however, that division of land for agricultural purposes into parcels of more than five (5) acres, not involving any new street or easement of purpose, shall not be included within the meaning of "subdivision."

3.45 PLANNING BOARD - The Planning Board of the Town of Plattsburgh.

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Article IV. PROCEDURES

When any subdivision of land is proposed to be made and before any contract for the sale of, or any offer to sell such subdivision or any part thereof, is made, and before a building permit shall be granted the procedure outlined will be observed.

4.1 Pre-Application Procedure

— Pre-Application or Sketch

4.11 Previous to the filing of an application for approval of a Preliminary Plan the Subdivider shall submit to the Planning Board a Sketch Plan and data as specified in Section VII. This step does not require formal application fee, or filing of plan with the Planning Board. SUBDIVIDERS SHALL REQUEST AN APPEARANCE BEFORE THE PLANNING BOARD. THIS REQUEST MUST BE MADE TO THE CHAIRMAN, VICE-CHAIRMAN OR CLERK OF THE PLANNING BOARD AT LEAST 72 HOURS (3 DAYS) BEFORE THE SCHEDULED PLANNING BOARD MEETING.

4.12 Within thirty (30) days the Planning Board shall inform the Subdivider that the Sketch plan and data submitted, or as modified, do or do not meet the objectives of these regulations and it shall express its reasons therefor.

4.13 When the subdivider has been notified that the Sketch Plan has met the objectives, he should then consult the Clinton County Department of Health, if his proposed subdivision is five (5) or more lots.

4.14 If the subdivider is to utilize a form of subsurface leaching, the Subdivider's engineer should prepare a Preliminary Plan, only after an inspection and percolation tests have been made of the property.

Article 4.1 Section 4.15-4.17

Article 4.2 Section 4.21-4.24

- 4.15 If the installation of a sewer system is involved, the subdivider should consult with the Clinton County Department of Health.
- 4.16 THE PLANNING BOARD MAY, AT THIS TIME, SCHEDULE THE REQUIRED PUBLIC HEARING ON THE PROPOSED SUBDIVISION TO BE HELD AT ITS NEXT REGULAR SCHEDULED MEETING.
- 4.17 THE SUBDIVIDER MAY, AT THIS TIME, REQUEST TO BE PLACED ON THE NEXT TOWN PLANNING BOARD AGENDA FOR PRELIMINARY PLAN REVIEW. UPON REQUEST TO BE PLACED ON PLANNED BOARD AGENDA, SUBDIVIDER SHALL COMPLY WITH SECTION 4.22.

4.2 Preliminary Plan Procedure

- 4.21 On reaching conclusions informally as recommended in Section 4.1, above, regarding his general program and objectives, the Subdivider shall cause to be prepared a Preliminary Plan, together with improvements, plans and other supplementary material as specified in Section V and VII. REQUEST FOR APPEARANCE BEFORE THE PLANNING BOARD FOR PRELIMINARY PLAN REVIEW SHALL BE MADE TO THE CHAIRMAN, VICE -CHAIRMAN OR CLERK OF THE PLANNING BOARD AT LEAST FOURTEEN (14) DAYS BEFORE THE NEXT SCHEDULED PLANNING BOARD MEETING.
- 4.22 THE SUBDIVIDER shall submit to the Planning Board THE FOLLOWING: THREE copies of the Preliminary Plan, COPY OF DEED OR DEEDS TO PROPERTY TO BE SUBDIVIDED, CERTIFICATION THAT IF NOT THE OWNER, THE SUBDIVIDER IS AN AUTHORIZED AGENT OF THE OWNER, AND SUPPLEMENTARY MATERIAL SPECIFIED WITH ONE COPY of the application for conditional approval AND PRELIMINARY PLAN FEES, at least fourteen (14) days prior to the meeting at which it is to be considered. see page 9 4.32 "A"
- 4.23 Following (a) review of the Preliminary Plan and other material submitted for conformity thereof to these regulations, and (b) negotiations with the Subdivider on changes deemed advisable and the kind and extent of improvements to be made by him, the Planning Board, shall, within forty-five (45) days, act, BY RESOLUTION thereon as submitted or modified, and if approved, the Planning Board shall express its approval as Conditional Approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons therefor in the minutes of the meeting.
- 4.24 The action of the Planning Board shall be noted on the THREE (3) copies of the Preliminary Plan, referenced and attached to any conditions determined. One copy shall be returned to the Subdivider and the others retained by the Planning Board.

4.25 For any subdivision or portion of subdivision, the Planning Board will state in writing the character and extent of required public improvements for which waivers may have been requested by the Subdivider, and which in the opinion of the Planning Board may be waived without jeopardy to public health, safety, morals, and general welfare, or which are inappropriate because of inadequacy or lack of connecting facilities adjacent to or in proximity to the proposed subdivision.

4.26 Approval of Preliminary Plan shall not constitute approval of the Final Plan. Rather, it shall be deemed an expression of approval to the lay-out submitted on the Preliminary Plan, as a guide to the preparation of the Final Plan which will be submitted for approval of the Planning Board and for recording upon fulfillment of the requirements of these regulations and the conditions of the approval, if any.

Final for
Subd w/ improv
but not for
Subd w/o improv

4.27 Approval of the Preliminary Plan may not be revoked by the Planning Board unless a substantial change in the character of the area or the availability of new information about the site and its surroundings indicate the unsuitability of the development as shown on the Preliminary Plan. Before such revocation the Subdivider shall be informed, in writing, of the reasons, therefore and shall be given an opportunity to be heard before the Planning Board.

4.28 Approval of a Preliminary Plan shall expire after one hundred eighty days (180) from the date of approval. Extension for two periods of ninety (90) days may be granted by the Planning Board upon application. Such applications for extension shall be granted unless changed conditions or new information indicate the unsuitability of the development as shown on the Preliminary Plan.

4.29 WITHIN FORTY-FIVE (45) DAYS OF THE SUBMISSION OF THE PRELIMINARY PLAN AND REQUESTED MATERIALS, THE PLANNING BOARD SHALL HOLD A PUBLIC HEARING AS REQUIRED BY SECTION 276 OF THE TOWN LAW.

4.3 Final Plan Procedure

4.30 REQUEST FOR APPEARANCE BEFORE THE PLANNING BOARD FOR FINAL PLAN REVIEW SHALL BE MADE TO THE CHAIRMAN, VICE-CHAIRMAN OR CLERK OF THE PLANNING BOARD AT LEAST SEVEN (7) DAYS BEFORE THE NEXT SCHEDULED PLANNING BOARD MEETING.

4.31 The Final Plan shall conform substantially to the Preliminary Plan, as approved, and, if desired by the Subdivider, it may constitute only that portion of the approved Preliminary Plan which the proposes to record and/or file and develop at the time, provided, however, that such portion conforms to all requirements of these regulations.

i.e. bluff point

Article IV Section 4.32

4.32 THE SUBDIVIDER SHALL SUBMIT TO THE PLANNING BOARD AT LEAST SEVEN (7) DAYS PRIOR TO THE NEXT SCHEDULED PLANNING BOARD MEETING AND NOT MORE THAN ONE HUNDRED EIGHTY (180) DAYS AFTER APPROVAL OF THE PRELIMINARY PLAN, BY THE PLANNING BOARD, UNLESS AN EXTENSION OF TIME IS APPLIED FOR AND GRANTED BY THE PLANNING BOARD, ALL THE FOLLOWING ITEMS:

- A. AN APPLICATION FOR FINAL APPROVAL TOGETHER WITH ALL FINAL PLAN FEES. (SEE SUBDIVISION FEE SCHEDULE).
- B. Four (4) cloth-backed copies of the Final Plan and all required supplementary material as specified in Article VII.
- C. Certificates as to the adequacy of the proposed water supply and sewerage system by THE TOWN WATER AND SEWER SUPERINTENDENT, the Clinton County Department of Health and the New York State Water Resources Commissioner, where applicable.
- D. A CERTIFICATE AS TO ADEQUACY OF PROPOSED IMPROVEMENTS, (ROADS, DRAINAGE AND TURN AROUNDS) BY THE SUPERINTENDENT OF HIGHWAYS OF THE TOWN OF PLATTSBURGH.
- E. A certificate by a licensed Professional Engineer that any required improvements PROPOSED by the Subdivider have been designed and meet the minimum standards in these regulations, or as otherwise required by law.
- F. Drawings certified by a Licensed Land Surveyor or Engineer showing location of required improvements which may have been constructed prior to Final Plan Submission. — terminology, sketch, detailed, final, AB.
- G. A Performance Bond, CASH, CERTIFIED CHECK OR A CERTIFICATE OF DEPOSIT IN SUFFICIENT AMOUNT, AS DETERMINED BY THE TOWN PLANNING BOARD AND conforming to the provisions of Section 277 of the Town Law, TO ASSURE completion of ALL required improvements AS SHOWN ON FINAL PLAN approved by the Planning Board as to form, sufficiency, manner of execution and surety.
- H. RESOLUTION OF THE TOWN BOARD THAT THE PROPOSED TOWN ROADS, Streets, Highways, Parks, Easements or other Public Facilities ARE ACCEPTABLE AND WILL BE APPROVED BY THE TOWN BOARD BY RESOLUTION WHEN THE PLANNING BOARD GIVES FINAL APPROVAL.
- I. ACCESS PERMITS FOR NEW YORK STATE DEPARTMENT OF TRANSPORTATION, CLINTON COUNTY HIGHWAY DEPARTMENT AND THE TOWN HIGHWAY DEPARTMENT, WHERE REQUIRED FOR ACCEPTANCE OF DRAINAGE SCHEME AND ROAD CONNECTION.

J. *from who?* WRITTEN PERMISSION FOR WATER AND/OR SEWER DISTRICT TO ALLOW ADDITIONAL HOOK-UPS TO SYSTEM IF SUBDIVISION IS WITHIN A WATER AND/OR SEWER DISTRICT.

4.33 Within Forty-five (45) days from and after submission of the Final Plan and other required materials, the Planning Board shall review and act to approve or disapprove the plat.

4.34 In the event of disapproval, the grounds for such action shall be stated in the records of the Planning Board, and a copy of such decision shall be sent to the subdivider.

4.35 If the Final Plan is approved, the Planning Board shall make an appropriate notation to that effect on the face of FOUR (4) cloth prints. ONE (1) copy will be retained by the Planning Board. ONE COPY TO BE RETAINED BY THE CLINTON COUNTY HEALTH DEPARTMENT, ONE COPY TO BE RECORDED IN THE CLINTON COUNTY CLERK'S OFFICE AND ONE COPY TO BE DELIVERED TO THE SUBDIVIDER.

4.36 Approval of the Final Plan shall expire within SIXTY (60) days from the date of such approval unless within such SIXTY (60) day period, such plat shall have been duly recorded AND/OR FILED IN the County Clerk's OFFICE. If the Final Subdivision is not filed within this period, the approval shall expire as provided in Section 276 of the Town Law.

4.37 The Planning Board may permit the Final Plan to be divided into two or more sections, subject to such conditions as it deems necessary to assure orderly development of the subdivision. Approval of the sections shall be recorded AND/OR FILED within SIXTY (60) days of approval, subject to any conditions imposed, and shall encompass at least ten (10%) percent of the total number of lots shown on the Final Plan. Approval of any other sections not recorded, shall expire unless recorded AND/OR FILED before the expiration of three (3) years. In the event the SUBDIVIDER does not record AND/OR FILE all approved sections, the entire Final Plan shall be filed with the Town Clerk within thirty (30) days of the recording of any section within the Clinton County Clerk.

4.38 Within thirty (30) days from the recording of the Final Plan or any approved section thereof, the SUBDIVIDER shall file with the Planning Board a photostat copy of the plat certified by the Clinton County Clerk to be a true copy of the recorded AND/OR FILED plat.

Article IV Section 4.39-4.40

4.39 Drawings showing the location of all required improvements, "as built" shall be certified by a Licensed Land Surveyor and filed with the Planning Board within thirty (30) days prior to the acceptance of the improvements by the TOWN WATER AND SEWER DEPARTMENT AND SUPERINTENDENT OF HIGHWAYS OF THE TOWN OF PLATTSBURGH. Until "as built" plans are filed and AND ACCEPTED BY THE TOWN no PERFORMANCE BOND, CASH, CERTIFIED CHECK OR CERTIFICATE OF DEPOSIT guaranteeing the completion of such improvements shall be released.

NOTE: SUBJECT TO THE DISCRETION IF THE SUPERINTENDENT OF HIGHWAYS, OF THE TOWN OF PLATTSBURGH THE SUBDIVIDER MAY BE REQUIRED TO FURNISH A ONE YEAR WARRANTY BOND OF CASH DEPOSIT IN AN AMOUNT IN FORM ACCEPTABLE TO THE TOWN BOARD FOR COMPLETION OF ROAD AND DRAINAGE IMPROVEMENTS.

4.40 Performance Bonds may be changed only under provisions of Section 277 of the Town Law.

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Article V. DESIGN STANDARDS

5.1 General

The following planning and design standards shall be complied with and no higher standard may be required by the Planning Board except where it finds that because of exceptional and unique conditions of topography, location, shape, size, drainage or other physical features of the site, or because of the special nature and character of surrounding development, the minimum standards specified herein would not reasonably protect or provide for public health, safety or welfare. Any higher standard required shall be reasonable and shall be limited to the minimum additional improvements necessary to protect the public health, safety, or welfare.

5.2 Streets

5.21 General Planning Standards

A. The arrangement, character, extent, width, grade and location of all streets shall conform to the Official Map and the Master Plan, if any, and shall be considered in relation to existing and planned streets, to topographic conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.

B. Where such is not shown in the Master Plan or Official Map, the arrangement of streets in a subdivision shall either (1) provide for the continuation of appropriate projection of existing principal streets in surrounding areas, or (2) conform to a plan for the neighborhood.



Article V Section 5.21

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.

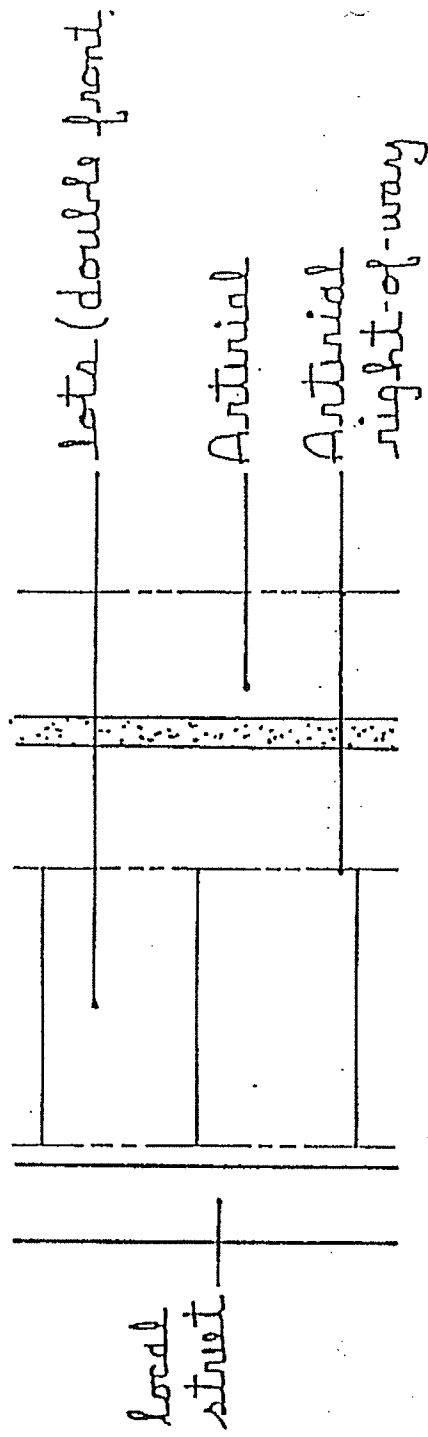
C. Minor streets shall be so laid out that their use by through traffic will be discouraged.

D. 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 real property line, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

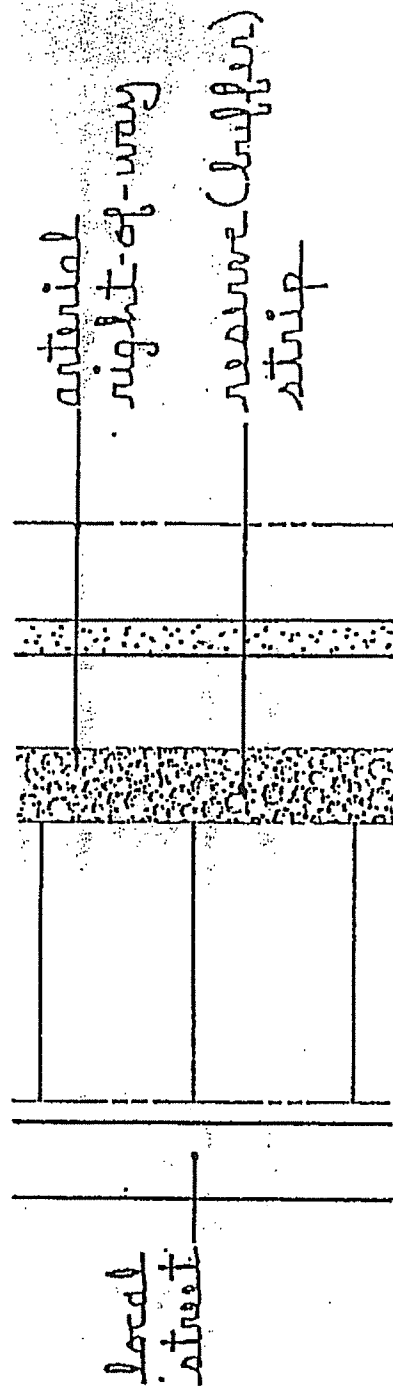
E. Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, the Planning Board may require a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land such as for park purposes in appropriate districts. Such distances shall also be determined with due regard for the requirements of approach grades and future grade separations.

F. Reserve strips, controlling access to streets, shall be prohibited except where their control is placed with the Town under conditions approved by the Planning Board.

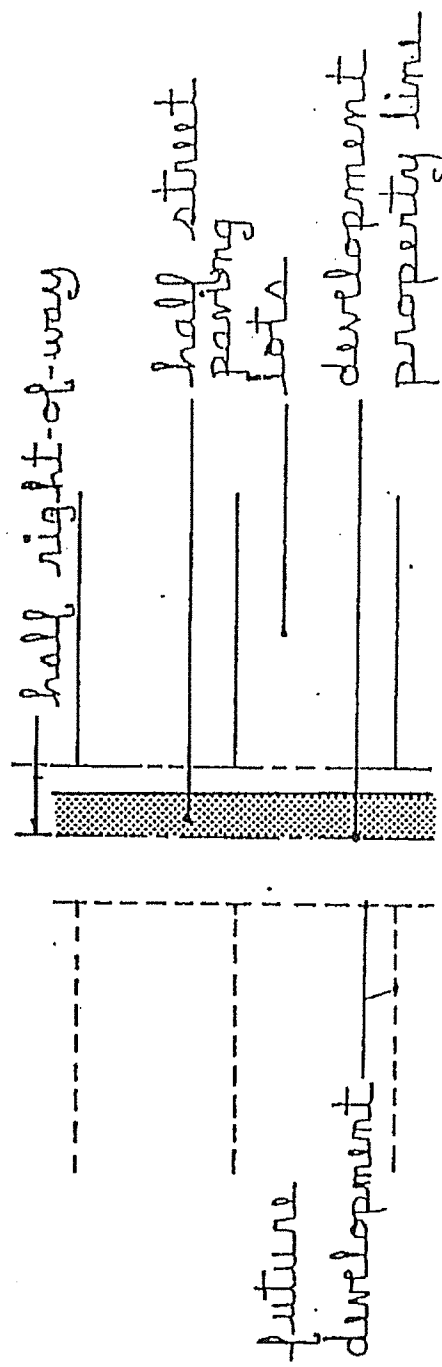
G. Intersections of minor streets with arterial or collector streets shall be held to a minimum to avoid hazard and delay.



Reverse Frontage



Reserve Strips



Half Street

Article V Section 5.21

H. Half width streets shall be prohibited except where it is necessary to provide the remaining half of a previously approved half width street.

Naming Convention

I. No street names shall be used which will duplicate or be confused with the names of existing streets in the Town of Plattsburgh or adjacent towns. Streets that are extensions of or in alignment with existing named streets shall bear the names of the existing streets.

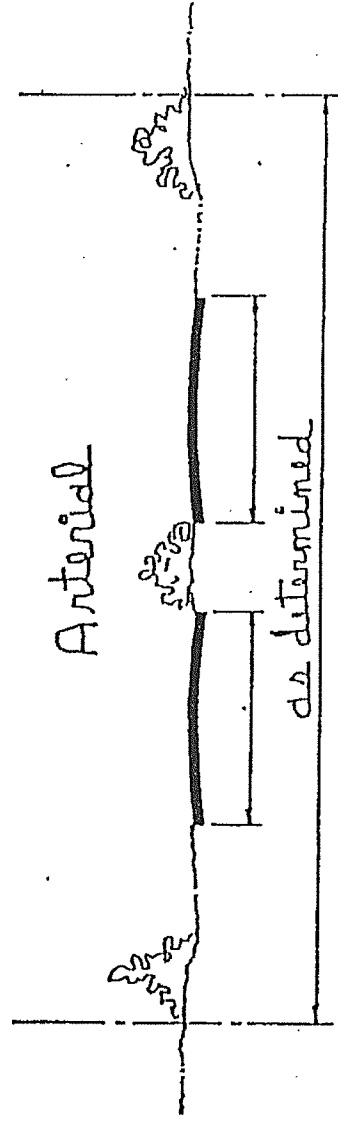
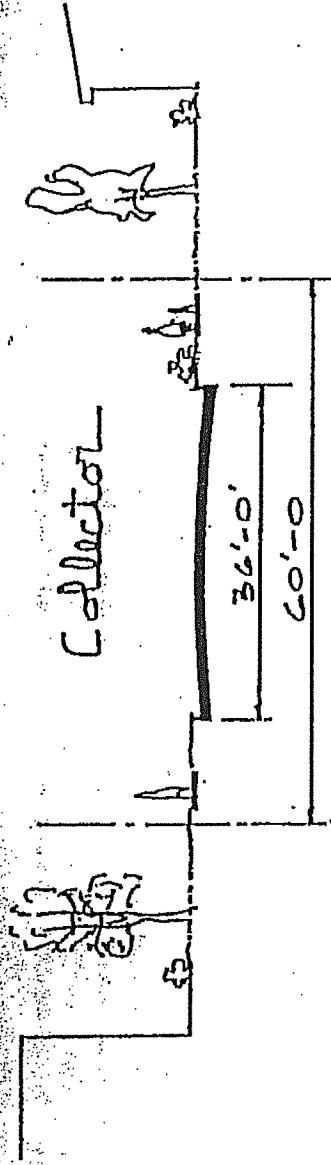
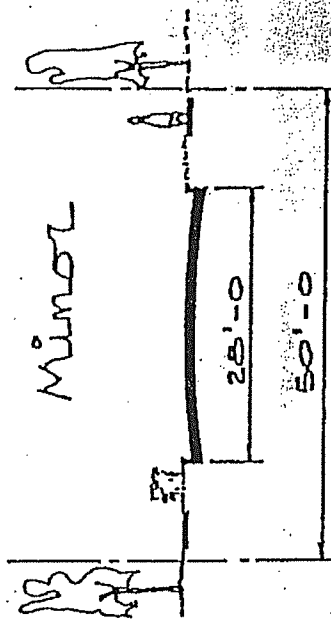
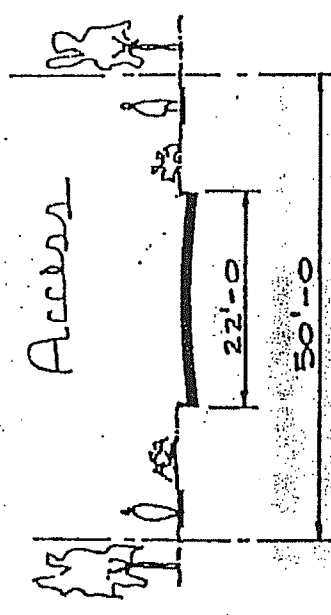
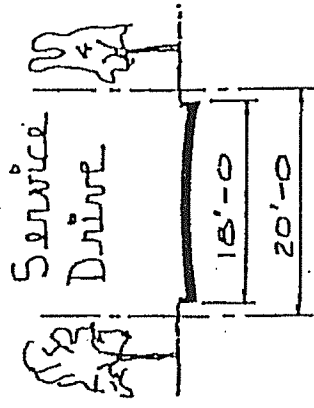
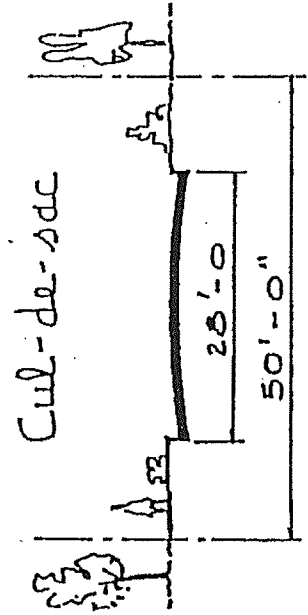
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J. Where the subdivision abuts or fronts on arterial streets, sidewalks shall be required, and shall be of size and type as approved by the Planning Board.

K. No dead-end streets shall be permitted without a suitable turnaround. Dead-end streets extending to tract boundary lines which are intended to connect to future streets in adjoining tracts and dead-end streets within a tract which are to be extended shall be provided with a temporary turn-around. Appropriate arrangements shall be made for those portions of temporary turn-arounds outside of street right-of-way to revert to abutting property owners at such time as streets shall be extended.

L. When continuing street lines (protected right-of-way tangents) deflect from each other at any one point, by more than (10) degrees, they shall be connected by a curve, with a radius at the inner street right-of-way line, not less than three hundred fifty (350) feet; where continuous street lines of arterial streets deflect more than five (5) degrees from each other, they shall

TYPICAL STREET CROSS SECTIONS



Article V Section 5.21

be connected by a curve of not less than eight hundred (800) feet radius.

★ M. Where street grades exceed five (5%) percent, gutters should be paved.

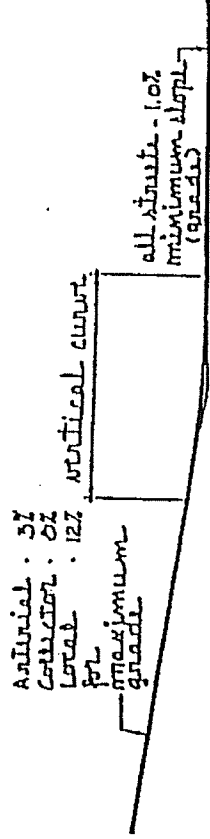
N. Minor streets leading from the same subdivision shall not intersect on the same side of a major thoroughfare at intervals of less than eight hundred (800) feet.

O. Radius corners or diagonal cut-offs shall be provided on the property line substantially concentric with or parallel to the chord of the curb radius corners.

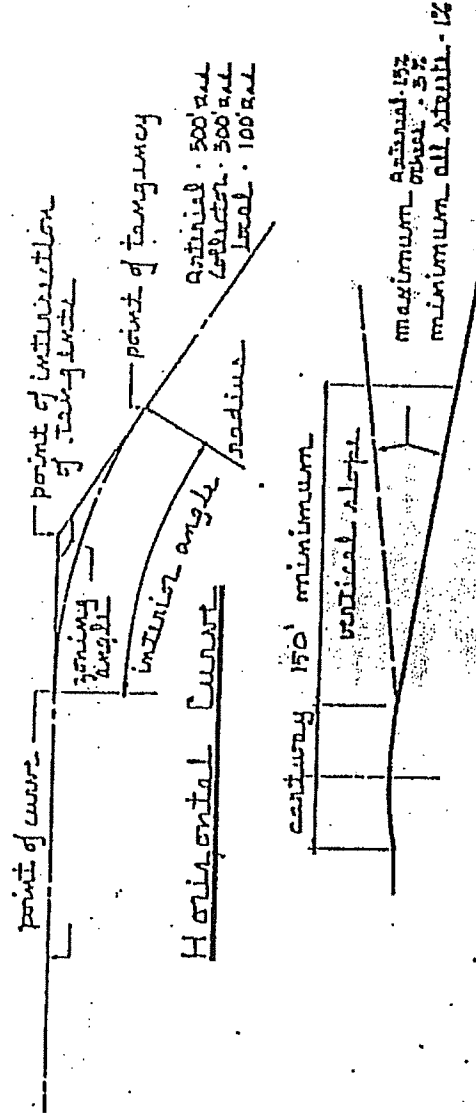
P. Where any street intersection will involve topographic features or existing vegetation inside any lot corner that might create a traffic hazard through limiting visibility, such ground and/or vegetation shall be cut and kept cut to a height not exceeding three and one half (3-1/2) feet in conjunction with the grading of the public right-of-way to the extent deemed necessary to provide adequate sight distance and a vision clearance within the triangle formed by the street lines and a straight line joining said street line at points fifty (50) feet from the point of their intersection.

Q. Service Drives

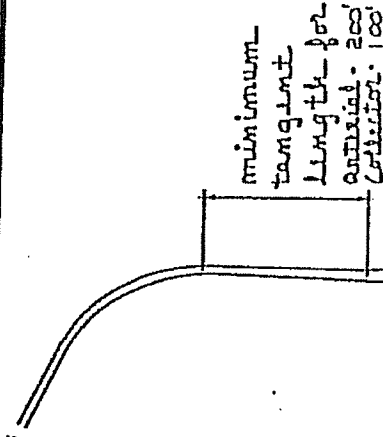
1. Service drives may be provided in residential, commercial, and industrial districts, as private access ways.



Typical Vertical Curve



Street Cross Section at Intersection



Reverse Horizontal Curve Alignment

Article V Section 5.21

2. Service drive intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be cut off sufficiently to permit safe vehicular movements.
3. Dead-end service drives shall be avoided when possible, but if unavoidable shall be provided with adequate turn-around facilities at the dead-end as determined by the Planning Board.

Article V Section 5.22

5.22 Streets - Design Standards for Streets

	Major Arterial and Primary	Collector or Secondary	Local Roads		
			Minor	Marginal Access	Service Drives
Minimum Right-of-way Width	As Determined by State or County Road Authorities	60'	50'	50' (Turn around 50' Radius) 50'	20'
Pavement Width	As Determined by State or County Road Authorities	36'	28'	22'	18'
Maximum Grade	3%	8%	12%	12%	10%
Minimum Grade	1.0%	1.0%	1.0%	1.0%	1%
Minimum Center Line Radius of Curves	500'	300'	100'	300'	100'
Minimum Curb Radii	30'	30'	20'	20'	20'
Minimum Tangent Length Reverse Curves	200'	100'	*	*	*
Maximum Grades within 150' of Centerline Inter- sections	1.5%	3%	3%	3%	3%
Minimum Braking Sight Distance	300'	200'	100'	100'	100'
Minimum Distance Between Centerline Offsets at Street Jogs	400'	150'	150'	150'	*
Maximum Length of Cul-de-sac***				800'	
Minimum outside Radius of Cul-de-sac pavement				46'	
Angle at Intersections of Street Centerlines	90°	80-100°	80-100°	80-100°	80-100°

* No Standard.

** Grades under 1.0% acceptable when approved storm water drainage facilities are provided.

*** Except where in the judgement of the Planning Board, the Cul-de-sac does not impose any problem and constitutes a positive design feature.

5.23 Road Construction Specifications

The embankment foundation is defined as the surface upon which an embankment is constructed after all organic and unsuitable material has been removed and the remaining material has been compacted to the satisfaction of the Engineer (Town Engineer for proposed Town Roads).

The embankment is defined as that portion of a fill section situated between the embankment foundation and the subgrade surface, excluding any special material that may be required.

The subgrade area is defined as that portion of an embankment situated above either of the following:

- A. A line located one foot below the subgrade surface and extended to the intersection with the embankment side slopes, or
- B. The embankment foundation, whichever is higher.

In cut sections, the subgrade area is not defined except where undercut and backfill with a select material is specified.

Subgrade area material shall consist of any suitable material having no particles greater than 6 inches in maximum dimension or having no particles exceeding 60% of the thickness of the lift.

Suitable material is defined as a material whose composition is satisfactory for use in embankment construction. The moisture content has no bearing upon such designation. In general, any mineral (in organic) soil, blasted or broken rock and similar materials of natural or man made origin, including mixtures thereof, are considered as suitable materials.

The embankment and subbase shall be constructed of suitable material as specified. Embankment and subbase material shall not be placed on frozen earth, nor shall frozen soils be placed in any embankments or subbase. Embankment and subbase material shall be placed and spread in lifts (layers) of uniform thickness, then uniformly compacted as specified. During embankment and subbase construction operations, earth moving equipment shall be routed as evenly as possible over the entire width of embankments or subbase. At the close of each day's work, the working surface shall be crowned, shaped and rolled with smooth steel wheel or pneumatic tired rollers, for proper drainage.

Particles with a dimension in excess of two-thirds of the loose lift thickness are designated as oversized particles. Oversized particles shall be removed prior to compaction of the lift and may be placed in the Embankment Side Slope Area.

Article V Section 5.23

2. A fill condition where the embankment foundation is greater than 24" below top of the subbase.

subbase	0 - 4"	Below top of subbase	NYSDOT Item 304.04	Type 4
subbase	4 - 12"	"	NYSDOT Item 304.04	Type 3
embankment	12 - 24"	(subgrade)"	USCS Gravel Material -	
			6" minus	
embankment	+24"	"	Suitable Material in	
		"	Accordance with NYSDOT	
		"	Standard Specifications	
			Section 203	

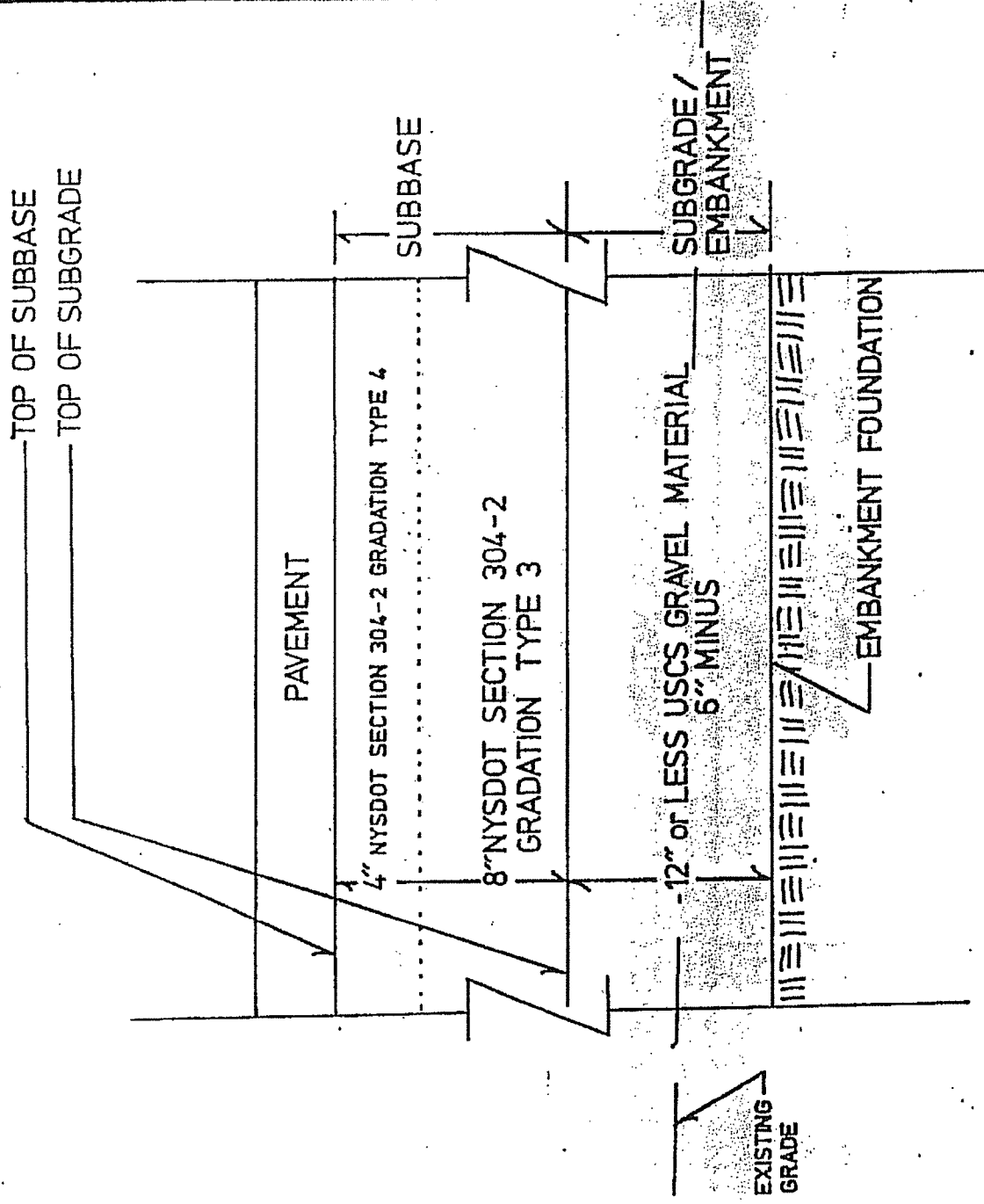
3. A cut condition shall establish the embankment foundation at a depth of 12" below the Top of Subbase.

subbase	0 - 4"	Below top of subbase	NYSDOT Item 304.04	Type 4
subbase	4 - 12"	"	NYSDOT Item 304.04	Type 3

4. A very wet or swampy condition.

In this case, the required construction cross section shall be agreed upon between the Town Engineer, the Town Highway Superintendent and the Owner's Engineer.

The embankment foundation and the surface of the subgrade must be inspected and approved by the Town of Plattsburgh Highway Superintendent prior to the placement of any material or geotextile fabric on these surfaces. The required quantity of subbase, subgrade and embankment material must be stockpiled and approved by the Town of Plattsburgh Highway Superintendent prior to the placement of any of these materials. The necessary sieve analysis and proctor tests shall be submitted to the Town of Plattsburgh Engineering Department for their review prior to the placement of these materials in the field.



NOTES:

UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)

Mirafi 600X geotextile fabric, or approved equal, shall be placed between the bottom surfaces of any gravel material and the top surface of any clay, silty-clay, clayey silts or silty sand materials.

The embankment foundation and the surface of the subgrade must be inspected and approved by the Town of Plattsburgh Highway Superintendent prior to the placement of any material or geotextile fabric on these surfaces. The required quantity of subbase, subgrade and embankment material must be stockpiled and approved by the Town of Plattsburgh Highway Superintendent prior to the placement of any of these materials. The necessary sieve analysis and proctor tests shall be submitted to the Town of Plattsburgh Engineering Department for their review prior to the placement of these materials in the field.

TOWN OF PLATTSBURGH

Rt. 1 Box 412 Banker Road
Plattsburgh, NY 12901-9713

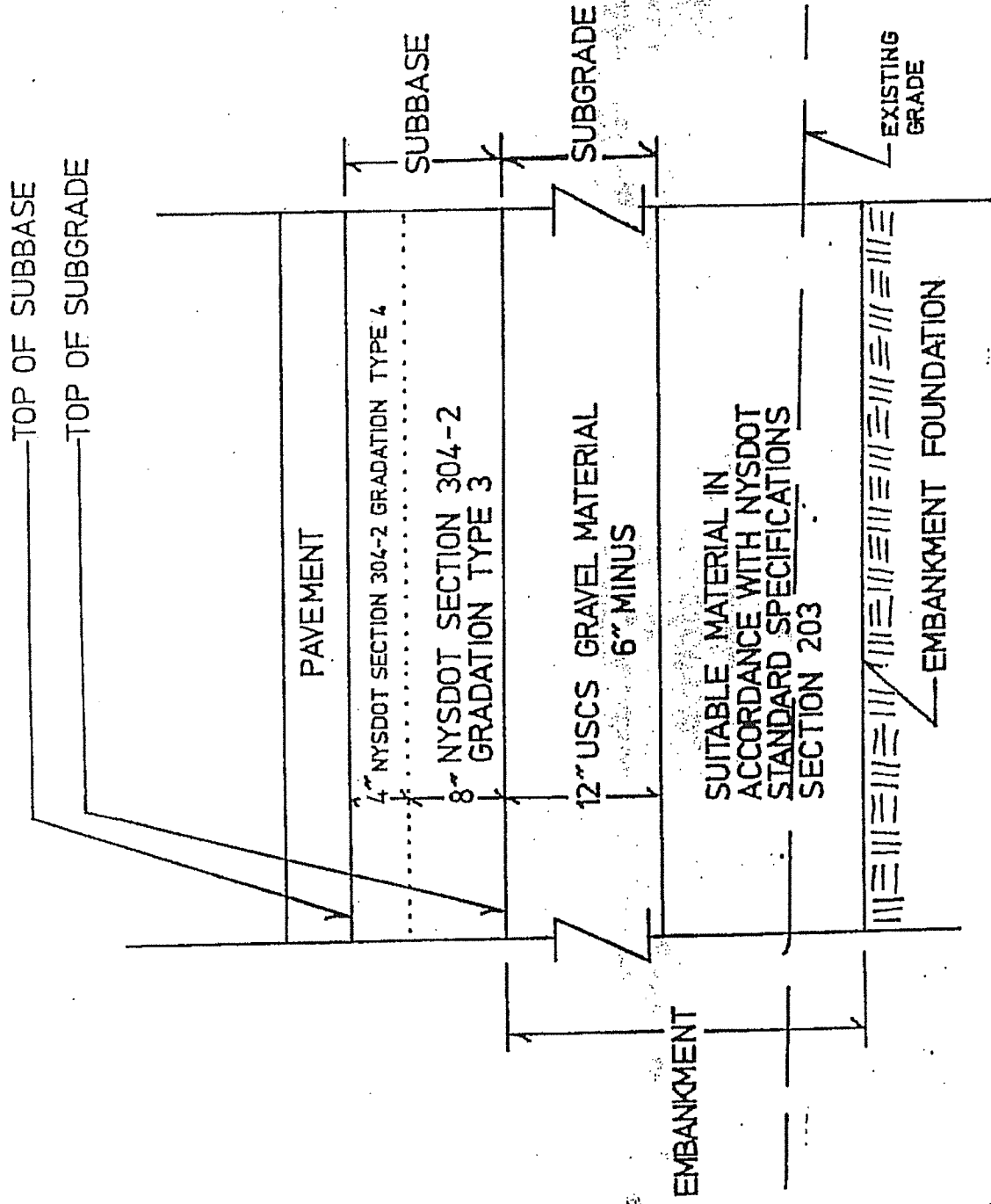
TYPICAL ROAD SECTION FILL CONDITION

W/ EMBANKMENT FOUNDATION - 24 in. BELOW TOP OF SUBBASE

-17.13-

SCALE: NONE

DRAWING NO. TRSFC-24



NOTES:

UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)

Mirafi 600X geotextile fabric, or approved equal, shall be placed between the bottom surfaces of any gravel material and the top surface of any clay, silty-clay, clayey silts or silty sand materials.

The embankment foundation and the surface of the subgrade must be inspected and approved by the Town of Plattsburgh Highway Superintendent prior to the placement of any material or geotextile fabric on these surfaces. The required quantity of subbase, subgrade and embankment material must be stockpiled and approved by the Town of Plattsburgh Highway Superintendent prior to the placement of any of these materials. The necessary sieve analysis and proctor tests shall be submitted to the Town of Plattsburgh Engineering Department for their review prior to the placement of these materials in the field.

TOWN OF PLATTSBURGH

Rt. 1 Box 412 Banker Road

Plattsburgh, NY 12901-9723

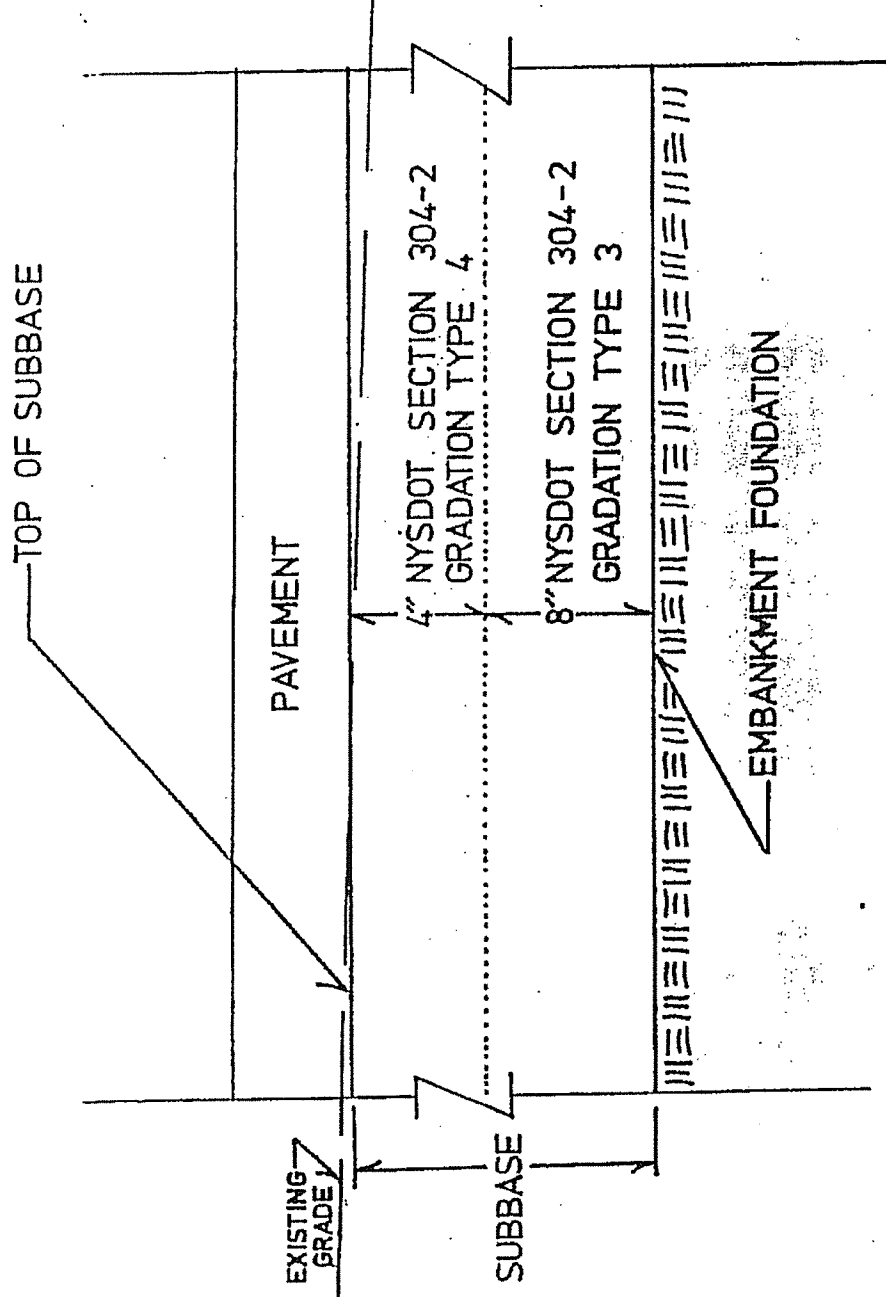
TYPICAL ROAD SECTION FILL CONDITION

W/EMBANKMENT FOUNDATION + 24 in. BELOW TOP OF SUBBASE

-17.14-

SCALE: NONE

DRAWING NO. TRSFC-24



NOTES:

Miraafi 600X geotextile fabric, or approved equal, shall be placed between the bottom surfaces of any gravel material and the top surface of any clay, silty-clay, clayey silts or silty sand materials.

The embankment foundation and the surface of the subgrade must be inspected and approved by the Town of Plattsburgh Highway Superintendent prior to the placement of any material or geotextile fabric on these surfaces. The required quantity of subbase, subgrade and embankment material must be stockpiled and approved by the Town of Plattsburgh Highway Superintendent prior to the placement of any of these materials. The necessary sieve analysis and proctor tests shall be submitted to the Town of Plattsburgh Engineering Department for their review prior to the placement of these materials in the field.

TOWN OF PLATTSBURGH
Rt. 1 Box 412 Banker Road
Plattsburgh NY 12901-9711

TYPICAL ROAD SECTION CUT CONDITION

- 17.15 -

SCALE: NONE

DRAWING NO. TRSCC

5.3 Blocks

5.31 General Planning Standards

A. The length, width, and shape of blocks shall be determined

with due regard to:

1. Provision of adequate building sites suitable to the special needs of the type of use contemplated.
2. Zoning requirements as to lot sizes and dimensions.
3. Need for convenient access, circulation, and control

safety of street traffic.

4. Limitations and opportunities of topography.

B. Irregular shaped blocks or oversize blocks indented by cul-de-sacs, parking courts, or loop streets and containing interior block parks or playgrounds will be acceptable when properly designed, as determined by the Planning Board. Such blocks shall include adequate off-street parking, facilities for pedestrian access from streets to all lots, proper easements for utility lines, and satisfactory provision for maintenance of park and open space, where included.

C. Non-residential blocks intended for commercial or industrial use shall be of such length and width as is suitable for their prospective use. Such blocks shall include adequate provisions for off-street parking and servicing.

5.32 Design Standards

- A. Zoning requirements as to lot sizes and dimensions.
- B. Block lengths shall not exceed 1,200 feet, nor be less than four hundred (400) feet, except however, blocks abutting on designated arterial streets shall be no less than 1000 feet and may exceed 1200 feet.
- C. Blocks over eight hundred (800) feet in length may be required to have a crosswalk, if necessary, to facilitate pedestrian circulation to a school, park, recreation area, shopping center, or other similar neighborhood facility.
- D. The minimum lot depths for single frontage lots shall be one hundred twenty five (125) feet or as specified in the Zoning Ordinance.
- E. Where double frontage lots are necessary, the minimum depth of lots shall be one hundred fifty (150) feet.

5.4 Lots

5.41 General Planning Standards

- A. The lot size, width, depth, shape, and orientation shall be appropriate for the location of the subdivision and for the type of development and use proposed.
- B. Side lot lines shall be substantially at right angles or radial to street lines.

Article V Section 5.41-5.51

C. Double frontage and reverse frontage lots shall be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantage of topography and orientation. An easement of suitable width, across which there shall be no right of access may be required along the line of lots abutting such traffic artery or other disadvantageous use.

D. The subdivision plan shall provide each lot with satisfactory access to an existing public street or to a subdivision street that will be ceded to public use at the time of Final Plan approval.

E. Corner lots and lots adjacent to pedestrian crosswalks shall have extra width or at least ten (10) feet or as required by the Zoning Ordinance to permit appropriate building setback from and orientation to side streets or crosswalks.

5.42 Design Standards

A. Lot dimensions shall conform to the requirements of the Zoning Ordinance.

B. Excessive depth in relation to the width shall be avoided.

A proportion of one and one half (1-1/2) to one (1) is normally considered to be desirable.

5.5 Trees and Natural Features

5.51 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 general public interest.

5.52 There shall be at least one tree per lot and spaced at intervals of not more than fifty (50) feet, two (2) trees per lot on corner lots.

5.53 No trees shall be planted within the street right-of-way. Required trees shall be located five (5) to ten (10) feet outside the right-of-way.

5.54 Trees shall be hardy, suitable to local soil and climate, and shall be of species approved by the Planning Board.

5.55 New trees shall measure at least one and one half (1-1/2) inches in diameter as measured at a point four (4) feet above finished grade level.

5.6 Easements

5.61 Easements, across lots or centered on rear or side lot lines, shall be provided for utilities where they are anticipated.

5.62 Permanent utility easements normally need not exceed thirty (30) feet in width, exceptional circumstances may require additional width.

5.7 Storm Drainage

5.71 All subdivisions shall be related to 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 run-off within the drainage area after development and shall comply with the requirements of the ENGINEER.

5.72 Where a subdivision is traversed by a watercourse, drainage way, channel or stream, there shall be provided a storm easement or drainage right-of-way conforming substantially with the lines of such watercourse, and of such width as to encompass the

twenty-five (25) year flood area of such watercourse.

5.73 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 run-off that will occur when property at a higher elevation in the drainage basin is developed.

5.8 Public Sites and Open Spaces

5.81 Where a proposed park, playground, school or other public use shown in a Master Plan is located in whole or in part in a subdivision, the Planning Board may require the dedication or reservation of such area within the subdivision in those cases in which the Planning Board deems such requirements to be reasonable.

5.82 Where deemed essential by the Planning Board upon consideration of the particular type of development proposed in the subdivision, and especially in large-scale neighborhood unit developments not anticipated in the Master Plan, the Planning Board may require the dedication or reservation of such other areas or sites of a character, extent, and location suitable to the needs created by such development for schools, parks and other neighborhood purposes.

5.83 Where a dedication is required, it shall be accomplished as follows: The Subdivider shall dedicate one (1) acre of usable land for each one hundred (100) dwelling units to be provided in his subdivision and permitted under existing zoning regulations. Where such dedication would amount to less than two (2) acres,

Article " Section 5.83-5.85.

the subdivider shall, in lieu there-of, pay a fee to the Town for each lot in his subdivision, to be computed as follows:

average value of one (1) acre of undeveloped land adjacent to a public road within one-quarter mile of any point within that subdivision divided by one hundred (100) dwelling units equals the fees per lot.

Monies received, by the municipality, from such payments shall be placed in a park land acquisition fund, such monies to be expended for acquiring park lands within one-half (1/2) mile of any point of the subdivision.

5.84 Unusable areas or areas bordering streams, lakes, or other watercourses can be given special consideration by the Planning Board in excess of the minimum. The Town may accept these areas as gift, or purchase them should they be desirable for public open spaces.

5.85 Where such sites and open spaces are not shown on the Master Plan and where deemed essential by the Planning Board upon consideration of the particular type of development proposed in the subdivision, and especially in large-scale developments, the Planning Board may require the dedication or reservation of areas in excess of the minimum dedication.

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Article VI. REQUIRED IMPROVEMENTS

6.1 Monuments

Monuments shall be placed at all block corners, angle points, points of curvature in streets, and points of tangency or horizontal curves and at intermediate points shall be required by the ENGINEER; however, in no case shall there be less than four (4) permanent monuments per block. The monuments shall be of such material, size and length as may be approved by the ENGINEER.

6.2 Utility improvements

6.21 Utility and street improvements shall be provided in each new subdivision in accordance with the following:

A. Water Supply and Fire Hydrants

1. Public or Central Water Supply Available - if public or approved central water supply is utilized, the system shall be designed with adequate main sizes and fire hydrant water supply to meet the Association of Fire Underwriters specifications for a protected area. Such system shall be approved by the public agency or authority, operating the central water system.

2. No public water

a. In General. A project water system with a central well, adequately planned and protected is often less expensive to install than an individual well serving each lot. It is also easier to protect against contamination. If contamination does occur, it is simpler and more efficient to purify the water from a central well than from numerous individual wells.



b. Project System. If a project system is planned, it shall be approved by the Clinton County Department of Health and the central well drilled, tested and approved prior to filing the application for the subdivision. All land within one hundred (100) feet of a project well shall be suitably protected and restricted from development. All lines shall be a six (6) inch minimum in size unless smaller sizes are permitted by the Planning Board and shall be according to the standards of the nearest central or public water supply system if one exists within two (2) miles of the development.

c. Individual Wells. If the water supply is to be from individual wells, the developer shall provide at least one (1) test well for each unit of ten (10) or less lots in the subdivision, location of such well to be approved by the Planning Board. Test wells shall be drilled, cased, and grout sealed into bed rock, shall be not less than twenty five (25) feet deep, and shall have a production capacity of not less than five (5) gallons per minute of safe drinking water as certified by Clinton County Department of Health on the basis of bailer test.

B. Sanitary Sewer Facilities

1. Public Sewer Available

No storm water shall be allowed to enter sanitary sewers. Proof shall be submitted showing that all plans of sewer

Article VI Section 6.21

extensions have been approved by the Clinton County Department of Health. Where required by Town policy, offer to dedicate sewers shall be prepared in form suitable to the Town Attorney.

a. On-the lot sewage disposal systems are generally unsatisfactory even when carefully designed and constructed and given the best of maintenance. Poor design, inadequate construction, or poor maintenance can result in conditions dangerous to health and generally obnoxious to the senses. Where public sewers are not available, developers are urged to consider project sewer systems which can be far more satisfactory and are often less expensive.

b. Project Systems. Project systems shall be designed by a licensed engineer, shall provide a six (6) inch minimum size connection to each lot, and shall have an adequate sewage disposal plant with suitable arrangements for the operation thereof. Plans shall be approved by the Clinton County Department of Health except for systems of capacities in excess of thirty thousand (30,000) gallons a day which shall be approved by the New York State Department of Health.

c. Sewage Disposal on the Lot. Where sewage disposal is to be on the lot, installation shall conform, at a minimum, to Clinton County Department of Health standards. Where water supply and sewage disposal are both to be on the lot, general location of each shall be shown on the plat and approved by the Clinton County Department of Health.

C. Storm Drainage

1. Capacity

a. Storm drainage facilities shall provide a clear and protected channel fully adequate to handle run-off from a five (5) year storm. The developer should keep in mind that more severe storms occur at less frequent intervals and where feasible, so design subdivisions that especially heavy run-off, exceeding the capacity of the required channels, can be handled with the least possible damage to improvements and structures.

b. The rational method shall ordinarily be used in computing runoff, using the formula $Q=CIA$ wherein:

Q =water reaching channel, culvert, bridge or storm sewer in cfs.

I =rainfall in inches per hour

C =coefficient of runoff suggested is as follows:

Areas primarily paved or in building (such as shopping centers)	.85
Primarily residential area with lots smaller than seventy five hundred (7500) sq. ft. or apartment areas	.55
Primarily residential areas with lots seventy five hundred (7500) sq. ft. to one half (1/2) acre	.40
Primarily residential areas with lots twenty thousand (20,000) sq. ft. or over	.35
Cemeteries, park land, and other permanent open areas	.30

A = Area in Acres

c. Minimum pipe size shall be twelve (12) inches.

d. Bridges or culverts serving a drainage area of more than

Article VI Section 6.21

one (1) square mile shall be approved by the New York State Department of Public Works.

e. In small drainage areas intended for residential development, the following rule of thumb may, if desired, be substituted where applicable.

For drainage areas less than one (1) acre in area 12" pipe

For drainage areas one (1) to two (2) acres in area 15" pipe

For drainage areas two (2) to four (4) acres in area 18" pipe

2. General Design

a. Preferred runoff pattern. Preferred design of streets and grading in relation to storm drainage shall be such that runoff from roofs, driveways, and other impervious surfaces will be collected in the ditches and/or gutters along the street in short runs (three hundred (300) or four hundred (400) feet), and will then be diverted from the street surface into storm sewers or natural watercourses. Streets should be located away from watercourses unless storm sewers are to be installed.

b. Downstream Disposal. Subdivision and development of an area increases and concentrates the runoff of storm water from the area. Subdividers are warned that such increase may cause flood or erosion damage to undeveloped properties lying downstream. Storm drainage channels opening on unimproved land shall empty into natural watercourses unless suitable agreement is reached with the owner of the downstream property for other method of

handling. In any instance, the disposal of storm drainage downstream shall be satisfactory to the Planning Board as advised by the ENGINEER.

3. Open Watercourses

The use of open watercourses for drainage may involve problems relating to safety, erosion control, stagnant water, protection of capacity, and appearance, all of which shall be given adequate attention by the developer as follows:

- a. Safety. Broad, shallow courses shall be created wherever necessary to increase capacity or eliminate steep banks. Ditches shall wherever feasible be in the shape of a wide top V with rounded or squared invert.
- b. Erosion Control. Adequate measures shall be taken to prevent erosion. The Planning Board shall require seeding, sodding, planting, riprap, or such other measures as may be necessary to prevent scouring.
- c. Drainage. The developer shall guard against the creation or continuation of swampy areas or stagnant pools. The Planning Board shall require fill and/or channel improvements in order to forestall such problems.
- d. Protection of Capacity. The developer shall provide adequate measures for the protection of open drainage channels by establishing drainage easements sufficiently wide (generally twenty (20) ft.)

enable the working of the channel by motorized equipment or alternately, where authorized by the Planning Board, a center block park of a minimum width of fifty (50) feet. All easements shall prohibit the erection of structures, the dumping of fill, or the alteration or obstruction of the watercourses without the written permission of the Town Board. Property lines shall be so designed as to allow drainage easements, except that drainage easement may be allowed to cross lots larger than one (1) acre.

- e. Appearance. The developer should keep in mind that natural watercourses can be an attractive asset to the subdivision as well as to the community and, where possible, should improve and beautify the watercourses to this end.

4. Design of Storm Sewers

- a. Size and grade. Storm sewers shall have a minimum diameter of fifteen (15) inches and a minimum grade of 0.5 percent.
- b. Manholes. Manholes shall not be more than three hundred (300) feet apart where pipe sizes of twenty four (24) inches or less are used, and not more than five hundred forty (540) feet apart where larger sizes are installed.
- c. Change in Direction. Special sections of ten (10) to fifteen (15) feet radii shall be installed where abrupt changes are made in alignment.

5. Design of Ditches and Gutters

a. Length of flow. Subdivisions should be so designed that length of flow or water in gutter or roadside ditch does not exceed four hundred (400) feet except that in exceptional cases, runs up to eight hundred (800) feet in length may be permitted by the Planning Board. Runs exceeding the maximum shall be put in storm sewers or diverted to natural drainageways.

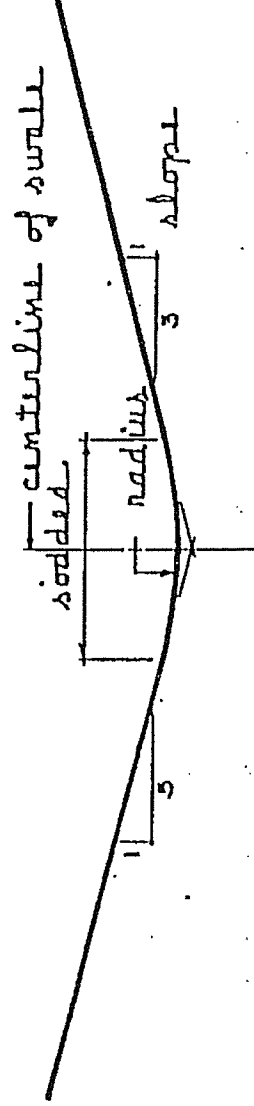
b. Minimum Grade. All enclosed drainage courses shall be designed with sufficient grade to create a cleansing velocity of three (3) feet per second. A lesser grade may be permitted by the Planning Board where a greater grade cannot be achieved.

c. Street Crossing. Water in gutters and ditches shall not be allowed to flow over intersecting streets but shall be placed in adequate culverts.

d. Depth and Shape of Ditches.

(1) Where roadside ditches are permitted for runs of more than three hundred (300) feet or where subgrade drainage is necessary, the bottom of such ditch should be below the subgrade, and at a minimum, should be approximately eighteen (18) inches below the crown of the road.

(2) Ditches shall be V shaped or parabolic with sides sloping at approximately one (1) inch verticle to three (3) inches horizontal except where other cross section plan is authorized.



Typical Swale

6. Erosion Control.

Suitable headwalls, endwalls, ditch seeding or sodding, and other procedures or devices to prevent erosion shall be used.

6.3 Street and Other Improvements

6.31 Arterial Streets: Cross sections in accordance with the Official Map and Master Plan or as determined by the engineer and Planning Board, or by state or County road authorities.

6.32 Collector Streets: two (2) five (5) foot sidewalks each one (1) foot from property line.

6.33 Minor streets and Cul-de-sacs: two (2) five (5) foot sidewalks each one (1) foot from property line.

6.34 Marginal access streets: approximately ten (10) feet to be used as part of the separation strip between marginal road and adjacent arterial or collector.

6.35 Streets along development boundaries, and streets connecting the development with existing improved street system; cross sections as determined by ENGINEER and Planning Board.

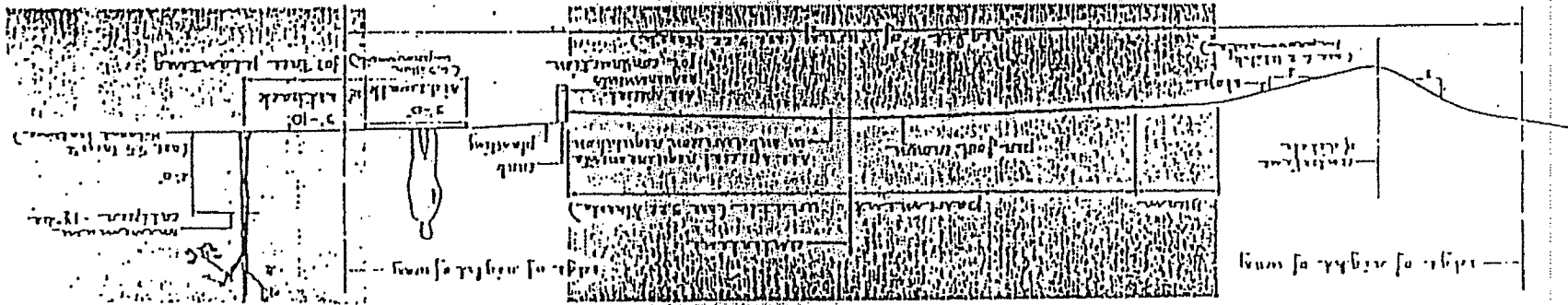
6.36 Grading and centerline gradients. Per plans and profiles approved by ENGINEER.

6.37 Street lighting: Per plans and specifications approved by ENGINEER.

6.38 Street name signs at all intersections: the design of which must be approved by the Planning Board.

6.39 Residential construction standards shall meet the specifications set forth on the drawings in this section. These specifications are establish for natural conditions of satisfactory subgrades,

Typical Street Light Section



Article VI Section 6.39-6.41

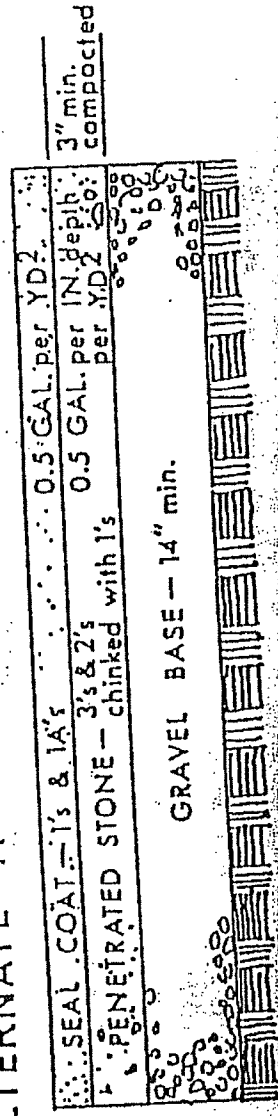
slope and drainage. Where these natural conditions are other than favorable the Planning Board, after consultation with the Town Highway Superintendent, may require reasonably higher standards for gravel base and pavement and may specify special treatment of the subgrade.

6.40 For commercial, industrial and other non-residential subdivision construction standards for required improvements shall be specified by the Planning Board.

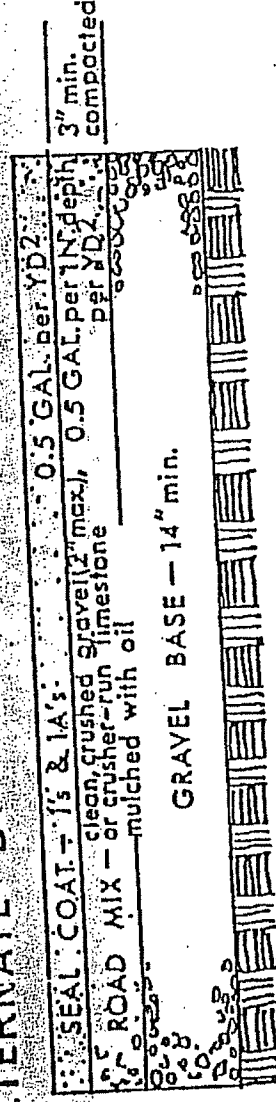
6.41 The developer shall furnish a performance bond or cause a deposit sufficient to cover the full cost of the construction of such utility and street utility and street improvements as may be required by the Planning Board in accordance with Section 277 of the Town Law. Developer may install such utility and street improvements at his own expense or, in the alternative may secure the formation of a special district to install such utility and street improvements pursuant to laws of the state.

BITUMINOUS MACADAM PAVEMENT DESIGN ALTERNATIVES

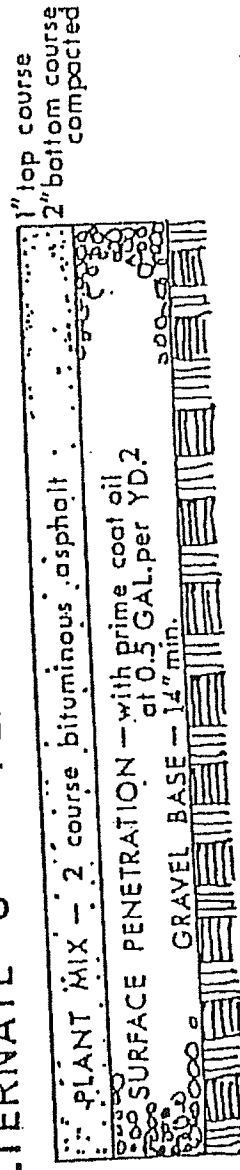
ALTERNATE A — PENETRATION



ALTERNATE B — ROAD MIX



ALTERNATE C — PLANT MIX



PITCH OF CROWN — $\frac{1}{4}$ INCH per FOOT $\pm \frac{1}{16}$

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Article VII Section 7.1-7.2

Article VII Section 7.21

Article VII. INFORMATION TO BE SUPPLIED BY DEVELOPER

7.1 Pre-application

7.11 Sufficient information to outline the existing site conditions and proposed development to supplement the drawings in item 7.2 and 7.3 of this section. This information shall include data on land characteristics, covenants, available community facilities and utilities, and information describing the subdivision facilities as number of lots, typical lot width and depth, business areas, public areas, proposed covenants, utilities and street improvements.

7.12 A location map to indicate the relationship of the proposed subdivision to significant existing community facilities which will serve to influence it. Such facilities include major traffic arteries, shopping areas, schools, parks, employment centers, railroads, churches, hospitals, etc. This map shall be drawn to a scale suitable to indicate the above features as well as north point, date and scale.

7.13 A sketch plan of the proposed layout showing proposed distribution of layouts, subdivision boundaries, lot sizes, building types and approximate square feet of living area in dwelling, streets and other features of the proposal accompanied by data on existing topography. The sketch plan may be free-hand pencil drawing made directly on a print of a USGS map, which will also show contiguous lands of the developer.

7.2 Preliminary Plan

The preliminary plan shall cover same areas of the sketch plan and shall consist of one or more maps or drawings which may be reproduced on paper, with all dimensions shown in feet or decimals thereof, drawn to a scale of not more than one hundred (100) feet to the inch where the total land area is more than ten (10) acres, and not more than fifty (50) feet to the inch where there is less than ten (10) acres, showing or accompanied by the following information:

7.21 General Information

- A. Proposed subdivision name and the name of the Town and County.
- B. Names and addresses of the record owner, subdivider and designer of preliminary plan.
- C. Number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses, unusual and desirable trees, and other essential features.

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1-2



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- D. The names and locations of all subdivisions immediately adjacent or the names of owners of adjacent property.
- E. The location of any existing sewage disposal system and locations and size of water mains, culverts and drains immediately adjacent to the property to be subdivided.
- F. Location, name and present widths of existing and proposed streets, highways, easements, building lines, alleys, parks and other proposed public, open spaces and similar facts regarding adjacent property.
- G. The provisions of the Zoning Ordinance applicable to the area to be subdivided by Zoning District boundaries affecting the tract, and any proposed change in such ordinance as it affects the area.
- H. The width and location of any streets or other public ways or places shown upon the Official Map and Master Plan, if any, within the area to be subdivided and the width, location, grades and street profiles of all streets or other public ways proposed by the subdivider.
- I. The location of all gas an oil or other underground and overhead transmission lines.

7.22 Site Maps

- A. Contour lines at intervals of two (2) feet based on USGS datum of existing grades and the proposed finished grades. Such contour lines shall be shown at any intervals of less than two (2) feet where required by the Clinton County Department of Health.
- B. Typical cross sections of the proposed gradings, roadways, sidewalks and unusual topographic conditions.
- C. Date, magnetic north point scale.
- D. Metes and bounds description and map of survey to tract boundary made and certified by a licensed land surveyor tied into established reference points and where possible related to the State System of plane coordinates established by Chapter 545, Laws of 1938.

Article VI Section 7.22-7.23

- E. Connection with existing water supply or alternative means of providing water supply to the proposed subdivision and water supply available for fire protection.
- F. Where a sanitary sewage system is unavailable, the alternative means of treatment and disposal of sewage proposed, including location and results of percolation and other tests to ascertain subsurface soil, rock and ground water conditions, and depth to ground water unless pits are dry at depth of five (5) feet.
- G. Location of percolation test sites if required.
- H. Provisions for collecting and discharging storm drainage in the form of a drainage plan.
- I. Preliminary designs of any bridges or culverts which may be required.
- J. The proposed location and type of sidewalks, street lighting standards and species of street trees, the location of curbs, gutters, water mains and typical sewage disposal systems and the sizes and types thereof, the character, width and depth of pavement and sub-base or other street improvement, and the location of manholes and basis and underground conduit.
- K. All parcels of land proposed to be dedicated to public use and the conditions of such dedication.
- L. The location of all trees on the site over one (1) foot in diameter four (4) feet above ground level except in wooded areas, the outlines of said area shall be shown.
- M. The location of temporary markers adequate to enable the Board to locate readily and appraise the basic layout in the field. Unless an existing street intersection is shown, the distance along a street from one corner of the property to the nearest existing street intersection shall be shown.

7.23 Neighborhood Map

- A. Location of all existing and planned streets, public facilities, and watercourses within four hundred (400) feet of any part of the subdivision shall be drawn as a separate map at a scale of 1" = 400 to 1" = 2000".

7.3 Final Plan

The final plan shall be drawn in black waterproof ink on tracing cloth on sheets twenty (20) inches by twenty (20) inches or twenty (20) inches by forty (40) inches and shall be at a scale of eighty (80) to one (1) inch or larger. Where necessary, the plan may be on several sheets accompanied by an index sheet showing the entire subdivision. Space shall be reserved on each sheet for endorsement by the Board, the Clinton County Department of Health and New York State Water Resources Commission where required. The final plan shall conform in all respects to the preliminary layout as approved by the Board and shall show the following:

7.31 All Maps

- A. Proposed subdivision name and the name of the Town and County.
- B. Name and Address of the record owner and subdivider.
- C. Graphic scale, date and magnetic north point.

7.32 General Information

- A. Certification of title showing that applicant is owner.
- B. Certification by the licensed professional engineer who prepared the plat to the effect that the plat represents a survey made by him, that all monuments indicated thereon actually exist and that their location, size and material are accurately shown.

7.33 Site Maps

- A. The boundaries of the subdivision and its general location in relation to existing streets.
- B. Street names and lines, pedestrian ways, lots, reservations, easements and areas to be dedicated to public use.
- C. Sufficient data acceptable to the ENGINEER to determine readily the location, bearing and length of every street line, lot line, boundary line and to reproduce such lines upon the ground. Where practicable, these should be referenced to monuments included in the State system of plane coordinates, and in any event should be tied to reference points previously established by a public authority.

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- D. The length of all straight lines, the deflection angles, radii, length of curves and central angles of all curves, tangent distances and tangent bearings for each street.
- E. The proper designation of such plat, all proposed public open space for which offers of cession are made by the subdivider and those spaces title to which are reserved by him.
- F. Lots within the subdivision numbered in numerical order within blocks, and blocks lettered in alphabetical order.
- G. Minimum building setback line on all lots.
- H. Location and description of monuments.
- I. Names of record owner of adjoining unplatted land.
- J. Reference to recorded subdivision plats of adjoining platted land by record name, date and number.

7.34 Development Data

A. Cross Sections and profiles of all existing and proposed streets in the subdivision showing grades approved by the ENGINEER, or qualified appointee of the Town Board. The profiles shall be drawn to standard scales and elevations and shall be based on a datum plane approved by the ENGINEER or qualified appointee of the Town Board.

7.35 Legal Data

A. Written offers of cession to the Town, IN A FORM AND TITLE THERETO ACCEPTIBLE TO THE TOWN ATTORNEY, of all PUBLIC STREETS, RIGHT-OF-WAYS, DRAINAGE EASEMENTS, PARKS OR OTHER PUBLIC FACILITIES and open spaces shown on the plat and copies of agreements or other documents showing the manner in which space, title of which is reserved by the subdivider, are to be maintained.

B. 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 layout, and with the written approval of the Town Superintendent of Highways as to the street AND DRAINAGE construction, the written approval of the Town Superintendent of Water and Sewer in regards to water and/or sewer systems construction, when such system is to be turned over to the Town or connected to an existing water and/or sewer district and with the written approval of the Town Board as to street or road dedication, DRAINAGE EASEMENTS, PARK (S) OR OTHER PUBLIC FACILITY (IES) AS SHOWN ON PLAT, duly filed with the Planning Board; or

NOTE: SUBJECT TO THE DISCRETION OF THE SUPERINTENDENT OF HIGHWAYS OF THE TOWN OF PLATTSBURGH, THE SUBDIVIDER MAY BE REQUIRED TO FURNISH A ONE YEAR PERFORMANCE AND WARRANTY BOND IN AN AMOUNT IN FORM ACCEPTABLE TO THE TOWN BOARD FOR ROAD AND DRAINAGE IMPROVEMENTS.

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A BOND, CASH, CERTIFIED CHECK, OR CERTIFICATE OF DEPOSIT has been posted, which is available to the municipality, and in sufficient amounts to assure completion of all required improvements.

C. Endorsement of approval by Clinton County Department of Health and Water Power and Control Commission where required.

D. Access permits from New York State Department of Public Works where required.

E. Protective covenants in form of recording.

F. Other data such as certificates, affidavits, endorsements or deductions as may be required by the Planning Board in the enforcement of these regulations.

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Article VIII VARIANCES

8.1 Hardship

8.11 Where the Planning Board finds that compliance with these regulations would cause unusual hardship or extraordinary difficulties because of exceptional and unique conditions of topography, access, location, shape, size, drainage or other physical features of the site, the minimum requirements of the regulations may be modified to mitigate the hardship, provided that the public interest in protected and the development is in keeping with the general spirit and intent of the regulations.

8.12 No such modifications may be granted if it would have the effect of nullifying the intent and purpose of the Official Map, the Zoning Ordinance, the Master Plan, or these regulations.

8.2 Large Scale Development

8.21 The standards and requirements of these regulations may be modified by the Planning Board in the case of a plan and program for neighborhood unit or similar large-scale development which in its judgement provides adequate public spaces and improvements for the circulation, recreation, light, air, and service needs

Article VIII Section 8.21-8.41

of the tract when fully developed and which also provides such covenants or other legal provisions as will assure conformity to and achievement of the plan. This plan should conform to the Planned Development District in the zoning ordinance.

8.3 Cluster Development

8.31 When the zoning regulations are amended to so permit, the Planning Board may approve plats with lot dimensions below the minimum area standard normally required in the zoning district, provided that equivalent additional land is set aside as open or recreational space or that portions of the proposed development are designated for lower density development. In either case the average density for the entire plat shall not exceed the maximum density permitted by the zoning regulations.

8.32 Open or recreational space in such plats may be public or adequately secured for such purposes by private need restrictions acceptable to the Planning Board.

8.33 Such land shall be considered as meeting or counting toward the requirements of Article V, Section 5.8 of these regulations governing public open spaces and neighborhood facilities sites.

8.4 Unrequired or Inappropriate Improvements

8.41 The Planning Board may waive the requirements for such subdivision improvements as in its judgement of the special circumstances of a particular plat or plats are not requisite in the interest of the public health, safety and general welfare.

Article VIII Section 8.42-8.51

8.42 The Planning Board may also waive the requirements for such subdivision improvements as in its judgement of the special circumstances of a particular plat or plats are inappropriate because of inadequacy or lack of connecting facilities adjacent to, or in proximity to the subdivision.

8.5 Conditions to Waivers and Modifications

8.51 In granting waivers or modifications the Planning Board may require such reasonable conditions as will, in its judgement, secure substantially objectives of the standards or requirements so waived or modified.

Article IX Section 9.1-9.4

Article IX FEES

- 9.1 FIRST PLANNING BOARD APPEARANCE - SKETCH PLAN SUBMITTED AND REVIEW,
NO FEE REQUIRED.
- 9.2 PRELIMINARY PLAN FEES - TO BE PAID TO THE TOWN PLANNING BOARD AT THE
TIME OF PRELIMINARY PLAN SUBMITTAL. (AT LEAST FOURTEEN (14) DAYS PRIOR
TO PLANNING BOARD MEETING AT WHICH IT IS TO BE CONSIDERED).
- PRELIMINARY PLAN FEES. \$ 15.00 per LOT.
- 9.3 FINAL PLAN FEES - TO BE PAID TO THE TOWN PLANNING BOARD AT THE TIME
OF FINAL PLAN SUBMITTAL. (AT LEAST SEVEN (7) DAYS PRIOR TO PLANNING
BOARD MEETING AT WHICH IT IS TO BE CONSIDERED).
- A. 3 LOTS OR LESS. \$100.00
- B. 4 - 6 LOTS. \$200.00
- C. 7 - 10 LOTS \$300.00
- D. OVER 10 LOTS. \$ 30.00 PER LOT.
- E. A, B, C, OR D PLUS 3% OF CONSTRUCTION VALUE OF THE REQUIRED
IMPROVEMENTS, CONSTRUCTION VALUE TO BE AGREED UPON BY THE TOWN'S
CONSULTING ENGINEER AND THE DEVELOPERS ENGINEER. COSTS TO BE BASED
UPON "PUBLIC BID" PRICES. OF THIS 3% CONSTRUCTION VALUE, THE
REMAINING FUNDS GREATER THAN THE ACTUAL COST OF PLAN REVIEW AND
INSPECTION SHALL BE RETURNED TO THE APPLICANT.
- 9.4 RECREATION FEES - IN ADDITION TO THE ABOVE, THE TOWN REQUIRES THE
SUBDIVIDER TO PAY: RECREATION FEES PRIOR TO FINAL SUBDIVISION APPROVAL,
AT THE DISCRETION OF THE PLANNING BOARD AS FOLLOW:
- A. \$ 50.00 PER LOT.

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Article X ENFORCEMENT, VIOLATIONS & PENALTIES

10.1 Building Permits

10.11 No permit for the erection of any building or structure IN A SUBDIVISION shall be issued BY THE ZONING ENFORCEMENT OFFICER OF THE TOWN OF PLATTSBURGH, WHO IS RESPONSIBLE FOR ISSUING BUILDING PERMITS, UNTIL A PHOTOSTATE COPY OF THE PLAT CERTIFIED BY THE COUNTY CLERK TO BE A TRUE COPY OF THE RECORDED PLAT IS FILLED WITH THE PLANNING BOARD BY THE SUBDIVIDER OR HIS AUTHORIZED AGENT. THE PLANNING BOARD SHALL NOTIFY THE ZONING ENFORCEMENT OFFICER, BY LETTER, THAT THE PLANNING BOARD HAS, IN FACT, RECEIVED THE REQUIRED CERTIFIED PHOTOSTAT COPY.

10.12 No such permit shall be issued unless such street or highway has been suitable improved or, alternatively, where a performance bond has been posted to cover the full cost of such improvement.

10.2 Improvement in Streets

10.21 No public municipal street utility or improvement shall be constructed by the Town in any street or highway until it has become a public street or highway and is duly placed on the Official Map.

10.22 Subject to the discretion of the Town Board, a subsurface utility or improvement operated from revenue by the Town or by a special district may be constructed by the Town in a private street, provided a public easement satisfactory to the Town Board is obtained for such utility of improvement.

10.3 Action to Prevent or Abate Violations

10.31 The Town Board may, be ordinance, provide for additional remedies to prevent or abate violations and to establish penalties for violations, as provided by law.

10.4 Penalties

The Town Board may, by ordinance, provide that:

10.41 A violation of these regulations is declared to be an offense, punishable by a fine not exceeding fifty dollars or imprisonment for a period not to exceed six (6) months, or both.

10.42 Each week's continued violation shall constitute a separate additional violation.

Article XI Section 11.1-11.2

Article XI VALIDITY

11.1 These regulations shall take effect immediately on approval of the same by the Town Board.

11.2 The invalidity of any provision of these regulations shall not invalidate any other part.

Article V Section 5.23

Embankments constructed from rock products, shall be spread by bladed equipment on each lift to minimize the formation of large voids as the work progresses. The top lift of a rock fill shall be thoroughly chinked.

Damage to any compacted lift at any time during the course of construction, such as rutting under the loads imposed by earth moving equipment, shall be fully repaired by the Contractor at his own expense prior to placement of any overlying materials.

Unsuitable material is defined as any material containing vegetable or organic matter, such as muck, peat, organic silt, topsoil or sod. Certain man made deposits of industrial waste, sludge or landfill may be determined to be unsuitable materials.

The subbase is defined as the area between the top of the subgrade (subgrade surface) and the bottom of the pavement. The material used for the subbase shall be 8" of NYSDOT Item 304.04 Type 3 subbase, combined with a upper, 4" layer of NYSDOT Item 304.04 Type 4 subbase.

In all cases, foundation material, embankment material, subgrade area material and the subbase material shall be compacted to 95% of the maximum density as determined by ASTM D 698, Standard Proctor Maximum Density.

In the event that rock is encountered within 12" of the top of the subgrade (subgrade surface), the rock shall be removed to a depth of 12" below the Top of the Subgrade (subgrade surface), and replaced with a subgrade material as defined below (fill 12" - 24" condition).

Mirafi 600X geotextile fabric, or approved equal, shall be placed between the bottom surfaces of any gravel material and the top surface of any clay, silty-clay, clayey silts or silty sand materials.

The various site conditions that may be encountered and the resultant material cross sectional requirements are described as follows:

1. A fill condition where the embankment foundation is between 12" and 24" below the top of the subbase.

subbase	0 - 4"	Below top of subbase	NYSDOT Item 304.04	Type 4
subbase	4 - 12"	"	"	NYSDOT Item 304.04
embankment	12 - 24" (subgrade)	"	"	USCS Gravel Material - 6" minus