

Village of Tannersville

Local Law No. One of the year 1989

A local law entitled SUBDIVISION LAW

Be it enacted by the Village Board of the  
Village of Tannersville as follows:

VILLAGE OF TANNERSVILLE SUBDIVISION LAW

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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 Village 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 Village 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 Village 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 Village 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 Village Board, hereby defined to be the date of the next regular monthly meeting of the Village Board, at least ten days prior to which all required surveys, plans, plats, and fees are filed with the Village 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 Village 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.
- Village Engineer    An engineer retained by the Village.
- Code Enforcement  
Officer           The duly designated code enforcement officer of the Village.

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 Village Board.
2. Sketch Plan showing general concept.
3. Preliminary Plat showing proposal in detail.
4. Plat or finalized proposal.
5. Review by non-Village agencies.
6. Public Hearing
7. Village Board approval by resolution.
8. Completion of improvements or posting of bond, certified checks, or suitable alternative surety.
9. Village 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 Village Board to familiarize himself with the requirements of these and other regulations, the policies and plans of the Village 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 Village Board must be delivered to the Village Clerk no later than ten (10) days prior to the next regular meeting of the Village 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 Village Board shall act on the date of the regular meeting of the Village 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 Village Board which may include, without limitation, the following: provide a survey of the lots; provide appropriate deed restrictions.

3.06 Professional fees

Whenever the Village Board deems it necessary to engage or utilize various professional services for the purpose of reviewing a subdivision application the Village shall so advise the subdivider. The Village 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 Village 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 Village 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 Village 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 Village Clerk at least ten (10) days prior to the Village Board meeting at which said Preliminary Plat will be reviewed.

3.23 Subdivider to Attend Village Board Meeting

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

3.24 Study of Preliminary Plat

The Village 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 Village 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 Village 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 Village 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 Village at least five (5) days before such hearing. The Village 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 Village 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 Village Board. The time in which the Village Board must take action on such plat, may be extended by mutual consent of the subdivider and the Village Board. When so approving a Preliminary Plat, the Village 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 Village 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 Village 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 Village Board and for recording upon fulfillment of the requirements of this Law. Prior to approval of the Subdivision Plat, the Village 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 Village Board an application for approval of the Subdivision Plat in final form, using an approved application blank available from the Village 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 Village that their fees have been paid; if said fees have not been paid in full the Village 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 Village 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 Village 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 Village 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 Village, 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 Village Board. This hearing shall be advertised at least once in a newspaper of general circulation in the Village at least five (5) days before such hearing, provided, however, that when the Village 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 Village Board may waive the requirement for such public hearing.

3.36 Action on Subdivision Plat

The Village 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 Village 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 Village Board.

Upon resolution of conditional approval of such final plat, the Village Board shall empower the Mayor or a duly authorized member of the Village 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 Village 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 Village 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 Village 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 Village 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 Village Board the subdivider shall either file with the Village 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 Village Law and shall be satisfactory to the Village Engineer and Attorney as to form, sufficiency, manner of execution and surety. A period of one (1) year (or such other period as the Village 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 Village Engineer, who shall file with the Village 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 Village Clerk a bond or certified check covering the costs of such improvements and the cost of satisfactorily installing any improvement not approved by the Village Engineer. Any such bond shall be satisfactory to the Village 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 Village Engineer and a map satisfactory to the Village 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 Village 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 Village Clerk any Inspection Fee required by the Village Board and shall notify the Village Board, in writing, of the time when he proposes to commence construction of such improvements so that all Village 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 Village 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 Village Board shall notify the subdivider and, if necessary, the bonding company, and take all necessary steps to preserve the Village's rights under the Bond. No Plat shall be approved by the Village 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 Village 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 Village Board to act, shall become null and void, unless the particular circumstances of said subdivider warrant the Village 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 Village Board and endorsed in writing on the Plat, unless the said Plat is first resubmitted to the Village 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 Village 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 Village, which may be accepted by the Village 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 Village Board prior to approval of the Plat.

3.45 Status of Streets, Parks, Easements - Acceptance by Village

Acceptance of any such offer of cession shall rest with the Village 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 Village Board of a Subdivision Plat shall not be deemed to constitute or imply the acceptance by the Village Board of any street, park, easement or open space shown on said Plat. The Village 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 Village 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 Village 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 Village Law, the Village 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 Village 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 Village 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 Village Board may require the subdivider to develop and convey water sources and facilities for the subdivision to the Village.

4.08 Public Utilities

The Village 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 Village 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 Village 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 Village 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 Village 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 Village 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 Village 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 (inc. 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 Village 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 village 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 Boundary lines (village engineer to Dimensions and (determine the angles of the (location, bear and lines for each (length lot  
Placement of buildings, septic systems and Certification from village engineer that approved permanent referenced monuments will

be placed as required and location is shown on the plat  
Certification from village engineer that approved corner lot markers be located as required  
Certification from village 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 village 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 village engineer to enable him to determine the location, bearing and length)  
Lots and blocks to be numbered and lettered in accordance with the prevailing village 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.

1. (Final adoption by local legislative body only)

I hereby certify that the local law annexed hereto, designated as local law No. One of 1989 of the Village of Tannersville was duly passed by the Board of Trustees on January 3, 1989 in accordance with the applicable provisions of law.

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1. above.

  
\_\_\_\_\_

Adeline Merwin, Village Clerk

Date: January 24, 1989

(Seal)

State of New York  
County of Greene

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.

  
\_\_\_\_\_

Greg D. Lubow,  
Village Attorney

Date: January 24, 1989

Village of Tannersville