

TOWN OF COVERT

COUNTY OF SENECA

**LAND SUB-DIVISION
REGULATIONS**

ADOPTED JANUARY 12, 1981

TOWN OF COVERT
SENECA COUNTY
LAND SUBDIVISION ORDINANCE

ARTICLE 1: DECLARATION OF POLICY

By the authority of the Resolution of the Town Board of the Town of Covert, adopted on January 12, 1981, pursuant to the provisions of Article 16 of the Town Law of the State of New York, the Planning Board of the Town of Covert is authorized and empowered to approve Plats showing lots, blocks or sites, with or without streets or highways, to approve the development of entirely or partially developed Plats already filed in the Office of the Clerk of the County and to approve Preliminary Plats within that part of the Town of Covert outside the limits of any incorporated city or village. It is declared to be the policy of the Planning Board to consider land subdivision plats as part of the plan for the orderly, efficient and economical development of the Town. This means, among other things, that 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; that proper provision shall be made for drainage, water supply, sewage and other needed improvements; that all proposed lots shall be so laid out and of such size as to be in harmony with the development of the neighboring property patterns; that the proposed streets shall compose a convenient system conforming to the Official Map, if such exists, and shall be of such width, grade and location as to accommodate the prospective traffic, to facilitate fire protection and to provide access of firefighting equipment to buildings; and that proper provision shall be made for open spaces for parks and playgrounds. In order that land subdivisions may be made in accordance with this policy, these regulations, which shall be known as and may be cited as the "TOWN OF COVERT LAND SUBDIVISION REGULATIONS", have been adopted by the Planning Board and approved by the Town Board on January 12, 1981.

ARTICLE 2: DEFINITIONS

Words in the singular include the plural, and words in the plural include the singular. The word "person" indicates a corporation, an incorporated association, and a partnership as well as an individual. The word "building" indicates "structure" and shall be construed as if followed by the words "or part thereof". The word "street" indicates "road" and "land", and "watercourse" includes "drain", "ditch" and "stream". The word "may" is permissive; the words "shall" and "will" are mandatory subject to the provisions of these regulations.

For the purpose of these regulations, certain words and terms used herein are defined as follows:

Subdivision: Means the division of any parcel of land into two or more lots, blocks or sites, with or without streets or highways, and includes re-subdivision. Exempted from the regulations is a subdivision of land for purely agricultural purposes.

Major Subdivision: Means any subdivision not classified as a Minor Subdivision, including, but not limited to, subdivisions of five or more lots, or any size subdivision requiring any new street or extension of municipal facilities.

Minor Subdivision: Means any subdivision containing not more than four lots fronting on an existing street, not involving any new street or road or the extension of municipal facilities, nor adversely affecting the development of the remainder of the parcel or adjoining property and not in conflict with any provision or portion of the Master Plan, Official Map, Zoning Ordinance, or Land Management Ordinance, if such exists, or these regulations.

Alley: A narrow service-way providing a secondary means of access to abutting properties.

Amenity: A condition capable of perception and creating a pleasant experience, tranquil or exciting, by reason of natural and/or man-made conditions.

Applicant: A landowner or developer, as hereinafter defined, who has filed an application, including his heirs, successors and assigns.

Block: An area usually bounded by streets or streets and natural or man-made features.

Builder: A person, who is not necessarily the owner of the land or agent of the same, who by contract or other written agreement is charged with the responsibility of construction of buildings or other structures, or of making any constructed improvements on any parcel of land.

Building Setback Line: A line within a lot, so designated on a subdivision plan, *between* which line and right-of-way line of the street on which the lot abuts a building may not be erected.

Clear Sight Triangle: An area of unobstructed vision at intersections defined by lines of sight between points at a given distance from the intersection of street center lines.

Clerk of the Planning Board: That person who shall be designated to perform the duties of the Clerk of the Planning Board for all purposes of these regulations.

Developer: Any landowner, agent of such landowner or tenant with the permission of such landowner, who makes or causes to be made a subdivision.

Development Plan: A plan required by the Town for review of subdivision or resubdivision.

Easement: The authorization by a property owner for the use of his property or any part thereof by another for any specified purpose.

Engineer: A person licensed as a Professional Engineer by the State of New York.

Grade: A slope of a street or other public way, specified in percent (%) and shown on plans as specified herein.

Improvement: Grading, paving, curbing, street lights and signs, fire hydrants, wells, water mains, sanitary sewers, storm drains, sidewalks, parking areas, crosswalks, and street shade trees.

Landowner: The legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee having a remaining term of not less than forty years, or other person having a proprietary interest in land, shall be deemed to be a landowner for the purpose of this Ordinance.

Lot: A portion of land considered as a unit, devoted to a certain use or occupied by a building or a group of buildings that are united by a common interest or use and the customary accessories and open spaces belonging to the same.

Lot Corner: A parcel of land at the junction of and fronting on two (2) or more intersecting streets.

Lot, Depth of: a mean horizontal distance between the front and rear lot lines, measured in the general direction of its side lot lines.

Lot, Width of: the mean width measured at right angles to its depth.

Lot Lines: Any line dividing one lot from another.

Master or Comprehensive Plan: A Comprehensive Plan, prepared by the Planning Board pursuant to Section 272-a of the Town Law, which indicates the general locations recommended for various functional classes of public works, places and structures, and for general physical development of the Town, and includes any unit or part of such plan separately prepared and any amendment to such plan or parts therein.

Official Map: The map established by the Town Board pursuant to Section 270 of the Town Law, showing streets, highways, parks, and drainage, both existing and proposed.

Parking Space: Space designed primarily for the parking of one motor vehicle and having an area of not less than 200 (10 X 20) sq. ft. exclusive of passageways and driveways appurtenant thereto and giving access thereto.

Paved Area: All areas, excluding buildings, surfaced with concrete, paving brick, bituminous, or other materials to create all-weather surfaces, including parking areas, drives, roadways, and sidewalks.

Planning Board or Board: The Planning Board of the Town.

Plat: The map or plan of a subdivision whether preliminary or final.

Preliminary Plat: A drawing or drawings clearly marked "Preliminary Plat" showing the layout of a proposed subdivision as specified in Article V, Section 3 of these regulations, submitted to the Planning Board for approval prior to submission of the Plat in final form and of sufficient detail to apprise the Planning Board of the layout of the proposed subdivision.

Reserve Strip: A parcel of land separating a street from adjacent properties.

Resubdivision: A change of an approved or recorded subdivision plat if such change affects any street layout shown on such plat, or area reserved thereon for public use, or any change of a lot line, or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions.

Sight Distance: The distance of unobstructed view along the center line of a street from the driver's sight of four feet to the farthest visible point four inches above the street surface.

Sketch Plan: A sketch of a proposed subdivision showing the information specified in Article V, Section 1 of these regulations to enable the subdivider to save time and expense in reaching general agreement with the Planning Board as to the form of the layout and objectives of these regulations.

Street: A strip of land including the entire right-of-way publicly or privately owned, serving primarily as means of vehicular and pedestrian travel, furnishing access to abutting properties which may also be used to provide space for sewers, public utilities, shade trees, and sidewalks.

Major Street: A street which serves or is designed to serve heavy flows of traffic and which is used primarily as a route for traffic between communities and/or heavy traffic generating areas.

Collector Street: A street which serves or is designed to serve as a traffic way for a neighborhood or as a feeder to a major street.

Local Street: A street intended to serve primarily as an access to abutting properties.

Dead-End Street or Cul-de-Sac: A street or a portion of a street with only one vehicular traffic outlet and terminated at the other end by a vehicular turn-around.

Street Pavement: The wearing or exposed surface of the roadway used by vehicular traffic.

Street Width: The width of the right-of-way, measured at right angles to the center line of the street.

Structure: Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.

Subdivider: Any person, firm, corporation, partnership, or association who shall lay out any subdivision or part thereof defined herein, either for himself or others.

Subdivision Plat or Final Plat: A drawing, in final form, showing a proposed subdivision containing all information or detail required by law and by these regulations to be presented to the Planning Board for approval and which, if approved, may be duly filed or recorded by the applicant in the Office of the County Clerk or Register.

Surveyor: A person who is licensed as a Land Surveyor by the State of New York.

Swale: A low-lying stretch of land designed to gather or carry surface water runoff.

Topsoil: The surface layer of earth which supports plant growth.

Town Engineer: The licensed Professional Engineer employed, contracted with or otherwise designated by the Town as the Town Engineer.

ARTICLE 3: PROCEDURE IN FILING SUBDIVISION APPLICATION

Whenever any major subdivision of land is proposed to be made, and before any contract for the sale of or any offer to sell any lots in such. Subdivision or any part thereof is made and

before any permit for the erection of a structure in such proposed subdivision shall be granted, the Sub divider or his duly authorized agent shall apply in writing for approval of such proposed subdivision in accordance with the following procedures.

SECTION 1: SKETCH PLAN

A) Submission of Sketch Plan

Any owner of land shall, prior to a major subdivision or re-subdivision of land, submit to the Planning Board at least ten days prior to the regular meeting of the Board two copies of a Sketch Plan of the proposed subdivision, which shall comply with the requirements of Article V, Section 1, for the purposes of classification and preliminary discussion.

B) Discussion of Requirements and Classification

The Sub divider, or his duly authorized representative, shall attend the meeting of the Planning Board to discuss the requirements of these regulations for street improvements, drainage, sewerage, water supply, fire protection, and similar aspects as well as the availability of existing services and other pertinent information. The Sub divider shall then comply with the procedures outlined in Article III, Sections 3, 4, 5, 6, and 7.

C) Study of the Sketch Plan

The Planning Board shall determine whether the Sketch Plan meets the purposes of these regulations and shall, where it deems it necessary, make specific recommendations in writing to be incorporated by the applicant in the next submission to the Planning Board.

SECTION 2. APPROVAL OF MINOR SUBDIVISION

For the purposes of this section, development shall be in conformance with the Town of Covert Land Management Ordinance.

SECTION 3. PRELIMINARY PLAT FOR MAJOR SUBDIVISION

A) Application and Fee

Prior to the filing of any application for the approval of a Major 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 Article V, Section 3, hereof. The Preliminary Plat shall in all respects comply with the requirements set forth in the provisions of Sections 276 and 277 of the Town Law and Article V, Section 3 of these regulations, except where a waiver may be specifically authorized by the Planning Board.

The application for approval of the Preliminary Plat shall be accompanied by a fee of twenty-five (25) dollars plus five (5) dollars per lot for each lot in the proposed subdivision.

B) Number of Copies

Five copies of the Preliminary Plat shall be presented to the Planning Board at the time of submission of the Preliminary Plat.

C) Sub divider to Attend Planning Board Meeting

The Sub divider, or his duly authorized representative, shall attend the meeting of the Planning Board to discuss the Preliminary Plat.

D) Study of Preliminary Plat

When Officially Submitted

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

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 and accompanied by the required fee and all data required by Article V, Section 3 of these regulations, has been filed with the Planning Board.

E) Approval of the Preliminary Plat

Within forty-five (45) days after the receipt of such Preliminary Plat by the Planning Board the Planning Board shall hold a public hearing, which hearing shall be advertised at least once in a newspaper of general circulation in the Town at least five (5) days before the hearing. The Planning Board may provide that the hearing be further advertised in such manner as it deems most appropriate for full public consideration of such Preliminary Plat. Within forty-five (45) days after the date of such hearing, the Planning Board shall approve with or without modification or disapprove such Preliminary Plat, and the grounds for modification, if any, or the grounds for disapproval shall be stated upon the records of the Planning Board. The time in which the Planning Board must take action on such plat may be extended by mutual consent of the Sub divider and the Planning Board. When so approving a Preliminary Plat, the Planning Board shall state in writing modifications, if any, as it deems necessary for submission of the final form. Within five (5) days of approval of such Preliminary Plat it shall be certified by the Chairman of the Planning Board as granted Preliminary Approval and a copy filed in his office, a certified copy mailed to the owner, and a copy forwarded to the Town Board. Failure of the Planning Board to act within such forty-five (45) day period shall constitute the approval of the Preliminary Plat.

When granting approval of a Preliminary Plat, the Planning Board shall state in writing the terms of such approval, if any, with respect to (1) 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 be deemed an expression of approval of the design submitted on the Preliminary Plat as a guide to the preparation of the Plat, which will be submitted for approval of the Planning Board and for recording upon fulfillment of the requirements of these regulations. Prior to approval of the Subdivision Plat, the Planning Board may require additional changes as a result of further study of the subdivision in final form or as a result of new information obtained at the public hearing.

SECTION 4. PLAT FOR MAJOR SUBDIVISION

A. Application for Approval and Fee

The Sub divider shall, within six months after the approval of the Preliminary Plat, file with the Planning Board an application for approval of the Subdivision Plat in final form, using the approved application blank available from the Planning Board. All applications for Plat approval for major subdivisions shall be accompanied by a fee of twenty-five (25) dollars. If the final plat is not submitted within six months after the approval of the Preliminary Plat, the Planning Board may refuse to approve the final plat and require resubmission of the Preliminary Plat.

B. Number of Copies Sub divider intending to submit a proposed Subdivision Plat for the approval of the Planning Board shall provide the Board with a copy of the Application and three copies (one copy in ink on mylar or an acceptable equal) of the Plat, the original and one true copy of all offers of cession, covenants and agreements, and two prints of all construction drawings.

C. When Officially Submitted

The time of submission of the Subdivision Plat shall be considered to be the date on which the application for approval of the Subdivision Plat, complete and accompanied by the required fee and all data required by Article V, Section 4 of these regulations, has been filed with the Planning Board.

D. Endorsement of State and County Agencies

Water and sewer facility proposals contained in the Subdivision Plat shall be properly endorsed and approved by the Seneca County Department of Health. Applications for approval of plans for sewer or water facilities will be filed by the Subdivider with all necessary Town, County and State agencies' endorsement and approval by the Seneca

County Department of Health shall be secured by the Subdivider before official submission of the Subdivision Plat.

E. Public Hearing

Within forty-five (45) days of the submission of a Plat in final form for approval a hearing shall be held by the Planning Board. This hearing shall be advertised at least once in a newspaper of general circulation in the Town at least five days before such hearing, provided however, that when the Planning Board deems the Final Plat to be in substantial agreement with a Preliminary Plat approved under Section 3 of this Article, and modified in accordance with requirements of such approval if such Preliminary Plat has been approved with modification, the Planning Board may waive the requirement for such public hearing.

F. Action on Proposed Subdivision Nat

The Planning Board shall by resolution 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 Planning Board if no hearing is held within forty-five (45) days after the date of such hearing. This time may be extended by mutual consent of the Subdivider and the Planning Board. Failure to take action on a Final Plat within the time prescribed therefore shall be deemed approval of the plat.

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

SECTION 5: REQUIRED IMPROVEMENTS

A) Improvements and Performance Bond

Before the Planning Board grants final approval of the Subdivision Plat, the Subdivider shall follow the procedure set forth in either sub-paragraph (1) or sub-paragraph (2) below:

- (1) In an amount set by the Planning Board, the Subdivider shall either file with the Town Clerk a certified check to cover the full cost of the required improvements or the Subdivider shall file with the Town Clerk a performance bond to cover the full cost of the required improvements. Any such bond shall comply with the requirements of Section 277 of the Town Law and further shall be satisfactory to the Town Board and Town Attorney as to form, sufficiency, manner of execution, and surety. A period of one year (or such other period as the Planning Board may determine appropriate, not to exceed three 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 Town Engineer, who shall file with the Planning Board a letter signifying the satisfactory completion of all improvements required by the Board. For any required improvements not so completed, the Subdivider shall file with the Town Clerk a bond or certified check covering the costs of such improvements and the cost of satisfactorily installing any improvement not approved by the Town Engineer. Any such bond shall be satisfactory to the Town Board and the Town Attorney as to form, sufficiency, manner of 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 Town Engineer and a map satisfactory to the Planning Board has been submitted indicating the location of monuments marking all underground utilities as actually installed. If the Subdivider completes all required improvements according to sub-paragraph (2), then said map shall be submitted prior to endorsement of the Plat by the appropriate Planning Board officer. However, if the Subdivider elects to provide a bond or certified check for all required improvements as specified in sub-paragraph (1), such bond shall not be released until such a map is submitted.

B) Modification of Design of Improvements

If at any time before or during the construction of the required improvements it is demonstrated to the satisfaction of the Town Engineer that unforeseen conditions make it necessary or preferable to modify the location or design of such required improvements, the Town Engineer may, upon approval by a previously delegated member of the Planning Board, authorize modifications provided these modifications are within the spirit and intent of the Planning Board's approval and do not extend to the waiver or substantial alteration of the function of any improvements required by the Board. The Town Engineer shall issue any authorization under this Section in writing and shall transmit a copy of such authorization to the Planning Board at their next meeting.

C) Inspection and Improvements

At least five (5) days prior to commencing construction of required improvements the Subdivider shall pay to the Town Clerk the inspection fee required by the Town Board and shall notify the Town Board in writing of the time when he proposes to commence construction of such improvements so that the Town Board may cause inspection to be made to assure that all Town specifications and requirements shall be met during the construction of required improvements, and to assure the satisfactory completion of improvements and utilities required by the Planning Board.

D) Proper Installation of Improvements

If the Town Engineer shall find, upon inspection of the improvements performed before the expiration date of the performance bond, that any of the required improvements have not been constructed in accordance with the plans and specifications filed by the Subdivider, he shall so report to the Town Board, Building Inspector, and Planning Board. The Town Board shall notify the Subdivider and, if necessary, the bonding company, and take all necessary steps to preserve the Town's rights under the bond. No plat shall be approved by the Planning Board as long as the Subdivider is in default on a previously approved Plat.

SECTION 6: FILING OF APPROVED SUBDIVISION PLAT

A) Final Approval and Filing

Upon completion of the requirements in Sections 4 and 5 and notation to that effect upon the Subdivision Plat, it shall be deemed to have final approval and shall be properly signed by the duly designated officer of the Planning Board and may be filed by the applicant in the Office of the County Clerk. Any Subdivision Plat not so filed or recorded within thirty days of the date upon which such Plat is approved or considered approved by reasons of the failure of the Planning Board to act, shall become null and void.

B) Plat Void if Revised After Approval

No changes, erasures, modifications or revisions shall be made to any Subdivision Plat after approval has been given by the Planning Board and endorsed in writing on the Plat, unless the said Plat is first resubmitted to the Planning 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.

SECTION 7: PUBLIC STREETS, RECREATION AREAS

A) Public Acceptance of Streets

The approval by the Planning Board of a Subdivision Plat shall not be deemed to constitute or be evidence of any acceptance by the Town of any street, easements, or other open space shown on such Subdivision Plat.

B) Ownership and Maintenance of Recreation Areas

When a park, playground or other recreation area shall have been shown on a Plat, the approval of said Plat shall not constitute an acceptance by the Town of such area. The Planning Board shall require the Plat to be endorsed with appropriate notes to this effect. The Planning Board may also require the filing of a written agreement between the Applicant and the Town Board covering future deed and title, dedication, and provision for the cost of grading, development, equipment, and maintenance of any such recreation area.

SECTION 8: APPLICATION OF SECTION 281 OF THE TOWN LAW

Whereas pursuant to resolution of the Town Board, the Planning Board is empowered to modify applicable provisions of the Zoning Ordinance in accordance with the provisions of Section 281 of the Town Law for the purposes of enabling and encouraging flexibility of design and development of land in such a manner as to promote the most appropriate use of land, to facilitate the adequate and economic use of streets and utilities and to preserve the natural and scenic qualities of open lands, the following shall be the procedure and standards:

A) Request by Subdivider

A Subdivider may request the use of Section 281 simultaneously with or subsequent to presentation of the Sketch Plat as per procedure described in Article H. Any submission subsequent to preliminary approval of a plat shall require a reapplication for Sketch Plat review.

B) Sketch Plan

A Subdivider shall present along with a proposal in accordance with the provisions of Section 281, a standard Sketch Plan which is consistent with all the criteria established by these Subdivision Regulations including, but not limited to, streets being consistent with the Zoning Ordinance.

C) Park, Recreation, Open Space or Other Municipal Purposes

If the application of this procedure results in a Plat showing land available for park, recreation, open space, or other municipal purposes directly related to the plat, then conditions as to ownership, use and maintenance of such lands as are necessary to assure the preservation of such lands for their intended purposes shall be set forth by the Planning Board.

D) Plat Submission Upon determination that such sketch plan is suitable for the procedures

under Section 281 and subsequent to the resolution authorizing the Planning Board to proceed, a Preliminary Plat meeting all of the requirements of the resolution shall be presented to the Planning Board and thereafter the Planning Board shall proceed with the required public hearings and all other requirements of these regulations.

E) Filing, Notation on Zoning Map

On the filing of a plat in the Office of the County Clerk in which Section 281 has been used, the Subdivider shall file a copy with the Town Clerk who shall make appropriate notations and reference thereto in the Town Zoning Ordinance Map. The Secretary of the Planning Board shall notify the Building Inspector when such plat is filed.

ARTICLE IV: GENERAL REQUIREMENTS AND DESIGN STANDARDS

In considering applications for subdivision of land, the Planning Board shall be guided by the standards set forth hereinafter. The said standards shall be considered to be minimum requirements and shall be waived by the Board only under circumstances set forth in Article IV herein.

SECTION 1: GENERAL

A) 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.

B) Conformity to Official Map and Master Plan

Subdivisions shall conform to the Official Map of the Town and shall be , in harmony with the Master Plan, if such exists.

C) Specifications for Required Improvements

All required improvements shall be constructed or installed to conform to the Town specifications, which may be obtained from the Town Engineer.

SECTION 2: STREET LAYOUT

A) Width, Location, and Construction

Streets shall be of sufficient width, suitably located, and adequately constructed to conform with the Master Plan, if such exists, and to accommodate the prospective traffic and afford access for fire fighting, snow removal and other road maintenance equipment. The arrangement of streets shall be such as to cause no undue

hardship to adjoining properties and shall be coordinated so as to compose a convenient system.

B) Arrangement The arrangement of streets in the subdivision shall provide for the continuation of principal streets of adjoining subdivisions, and for proper projection of principal streets into adjoining properties which are not yet subdivided, in order to make possible necessary fire protection, movement of traffic, and the construction or extension, presently or when later required, of needed utilities and public services such as sewers, water and drainage facilities. Where, in the opinion of the Planning Board, topographic or other conditions make such continuance undesirable or impractical, the above conditions may be modified.

C) Minor Streets

Minor streets shall be so laid out that their use by thru-traffic will be discouraged.

D) Special Treatment Along Major Arterial Streets

When a subdivision abuts or contains an existing or proposed major arterial street, the Board may require marginal access streets, reverse frontage with screen planting contained in a non-access reservation along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

E) Provision for Future Resubdivision

Where a tract is subdivided into lots substantially larger than the minimum size required in the zoning district in which a subdivision is located, the Board may require that the streets and lots be laid out so as to permit future re-subdivision in accordance with the requirements contained in these regulations.

F) Dead-end Streets

The creation of dead-end or loop residential streets will be encouraged wherever the Board finds that such type of development will not interfere with normal traffic circulation in the area. In the case of dead-end streets, where needed or desirable, the Board may require the reservation of a 20-foot wide easement to provide for continuation of pedestrian traffic and utilities to the next street. Subdivisions containing twenty (20) lots or more shall have at least two street connections with existing public streets, or streets shown on the Official Map, if such exists, or streets on an approved Subdivision Plat for which a bond has been filed.

G) Block Size

Blocks generally shall not be less than 400 feet nor more than 1200 feet in length. In general, no block width shall be less than twice the normal lot depth. In blocks exceeding 800 feet in length, the Planning Board may require the reservation of a 20-foot wide easement through the block to provide for the crossing of underground utilities and pedestrian traffic where needed or desirable and may further specify, at its discretion, that a 4 foot wide paved foot path be included.

H) Intersections with Collector or Major Arterial Roads

Minor or secondary street openings into such roads shall, in general, be at least 500 feet apart.

I) Street Jogs Street jogs with center line offsets of less than 125 feet shall be avoided.

J) Angle of Intersection

In general, all streets shall join each other so that for a distance of at least 100 feet a street is at a right angle to the street it joins.

K) Relation to Topography

The street plan of a proposed subdivision shall bear a logical relationship to the topography of the property, and all streets shall be arranged so as to obtain as many of the building sites as possible at or above the grade of the streets. Grades of streets shall conform as closely as possible to the original topography. Curvilinear, variable radii designs are preferred for both horizontal and vertical street aspects.

L) Other Required Streets

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 (as for park purposes in residential districts, or for commercial or industrial purposes in appropriate districts). Such distances shall be determined with due regard for the requirements of approach grades and future separations.

SECTION 3: STREET DESIGN

A) Widths of Right-of-Ways

Streets shall have the following widths. (When not indicated on the Master Plan or Official Map, if such exists; the classification of streets shall be determined by the Board.):

	Minimum Right-of-Way	MINIMUM PAVEMENT		
		No Parking	Parallel Parking One Side	Parallel Parking Both Sides
Major Streets	66 ft.	24 ft.	32 ft.	40 ft.
Collector Streets	60 ft.	24 ft.	30 ft.	38 ft.
Local Streets	50 ft.	24 ft.	28 ft.	36 ft.

B) Improvements

Streets shall be graded and improved with pavements, curbs, sidewalks, storm drainage facilities, water mains, sewers, street lights and signs, street trees, and fire hydrants, except where waivers may be requested, and the Planning Board may waive, subject to appropriate conditions, such improvements as it considers may be omitted without jeopardy to the public health, safety and general welfare. Pedestrian easements shall be improved as required by the Town Engineer. Such grading and improvements shall be approved as to design and specifications by the Town Engineer.

1. Fire Hydrants

Installation of fire hydrants shall be in conformity with all requirements of standard thread and nut specified by the New York Fire Insurance Rating Organization and the Division of Fire Safety of the State of New York.

2. Street Lighting facilities

Lighting facilities shall be in conformance with the lighting system of the Town. Such lighting standards and fixtures shall be installed after approval by the appropriate power company and the authorized Town electrical inspector.

C) Utilities in Streets

The Planning Board shall, wherever possible, require that underground facilities be placed in the street right-of-way between the paved roadway and street line to simplify location and repair of lines when they require attention. The Subdivider shall install underground service connections to the property line of each lot within the subdivision for such required utilities before the street is paved.

D) Utility Easements

Where topography is such as to make impractical the inclusion of utilities within the street right-of-way, perpetual unobstructed easements at least 20 feet in width shall be otherwise provided with satisfactory access to the street. Wherever possible, easements shall be continuous from block to block and shall present as few irregularities as possible. Such easements shall be cleared and graded where required.

E) Grades

Grades of all streets shall conform in general to the terrain, and shall not be less than one-half (1/2) nor more than 6 percent for major or collector streets, or 8 percent for minor streets in residential zones, but in no case more than 3 percent within 50 feet of any intersection.

F) Changes in Grade

All changes in grade shall be connected by vertical curves of such length and radius as meet with the approval of the Town Engineer so that clear visibility shall be provided for a safe distance.

G) Curve Radii at Street Intersections

All local street right-of-way lines at intersections shall be rounded by curves of at least 20 feet radius and curbs shall be adjusted accordingly; for intersections incorporating major or collector streets, the radius shall be 30 feet.

H) Steep Grades and Curves; Visibility of Intersections

A combination of steep grades and curves shall be avoided. In order to provide visibility for traffic safety, that portion of any corner lot (whether at an intersection entirely within the subdivision or of a new street with an existing street) which is shown shaded on Sketch A shall be cleared of all growth and obstructions (except utility poles) above the level of three feet higher than the center line of the street. If directed, ground shall be excavated to achieve visibility.

I) Dead-End Streets (Cul-de-Sacs)

Where dead-end streets are designed to be so permanently, they should, in general, not exceed 500 feet in length, and shall terminate in a circular turnaround having a minimum right-of-way radius of 60 feet and pavement radius of 50 feet. At the end of temporary dead-end streets, a temporary turn-around with pavement radius of 50 feet shall be provided, unless the Planning Board approves an alternate arrangement.

J) Watercourses

Where a watercourse separates a proposed street from abutting property, provision shall be made for access to all lots by means of culverts or other structures of design approved by the Town Engineer.

Where a subdivision is traversed by a watercourse, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way as required by the Town Engineer, and in no case less than 20 feet in width.

K) Curve Radii

In general, street lines within a block deflecting from each other at any one point by more than 2 degrees shall be connected. With a curve, the radius of which for the centerline of the street shall not be less than 400 feet on major streets, 200 feet on collector streets, and 100 feet on minor streets.

L) Service Streets or Loading Space in Commercial Developments

Paved rear service streets of not less than 20 feet in width, or in lieu thereof, adequate off-street loading space, suitably surfaced, shall be provided in connection with lots designed for commercial use.

M) Free Flow of Vehicular Traffic Abutting Commercial Developments

In front of areas zoned and designed for commercial use, or where a change of zoning to a zone which permits commercial use is contemplated, the street width shall be increased by such amount on each side as may be deemed necessary by the Planning Board to assure the free flow of through traffic without interference by parked or parking vehicles, and to provide adequate and safe parking space for such commercial or business district.

SECTION 4: STREET NAMES

A) Type of Name

All street names shown on a Preliminary Plat or Subdivision Plat shall be approved by the Planning Board. In general, streets shall have names and not numbers or letters.

B) Names to be Substantially Different

Proposed street names shall be substantially different so as not to be confused in sound or spelling with present names except that streets that join or are in alignment with streets of an abutting or neighboring property shall bear the same name. Generally, no street should change direction by more than 80 degrees without a change in street name.

SECTION 5: LOTS

A) Lots to be Buildable

The lot arrangement shall be such that in constructing a building in compliance with the Zoning Ordinance or Land Management Ordinance there will be no foreseeable difficulties for reason of topography or other natural conditions. Lots should not be of such depth as to encourage the later creation of a second building lot at the front or rear.

B) Side Lines

All side lines of lots shall be larger than interior lots to provide for proper building setbacks from each street and provide a desirable building site.

C) Corner Lots

In general, corner lots should be larger than interior lots to provide for proper building setbacks from each street and provide a desirable building site.

D) Driveway Access

Driveway access and grades shall conform to specifications of the Town Driveway Ordinance, if one exists. Driveway grades between the street and the setback line shall not exceed 4 percent for the first 20 feet and 10 percent for the remainder to the setback line.

E) Monuments and Lot Corner Markers

Permanent monuments meeting specifications approved by the Town Engineer as to size, type, and installation shall be set at such block corners, angle points, points of curves in streets, and other points as the Town Engineer may require, and their location shall be shown on the Subdivision Plat.

F) Access from Private Streets

Access from private streets shall be deemed acceptable only if such streets are designed and improved in accordance with these regulations.

SECTION 6: DRAINAGE IMPROVEMENTS

A) Removal of Spring and Surface Water

The Subdivider may be required by the Planning Board to carry away by pipe or open ditch any spring or surface water that may exist either previous to or as a result of the subdivision. Such drainage facilities shall be located in the street right-of-way where feasible, or in perpetual unobstructed easements of appropriate width.

B) Drainage Structure to Accommodate Potential Development Upstream

A culvert or other drainage facility shall, in each case, be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the subdivision. The Town Engineer shall approve the design and size of facilities based on anticipated run-off from a "ten-year" storm under conditions of total potential development permitted by the Zoning Ordinance or Land Management Ordinance in the watershed.

C) Responsibility for Drainage Downstream

The Subdivider's Engineer shall also study the effect of each subdivision on the existing downstream drainage facilities outside the area of the subdivision; this study shall be reviewed by the Town Engineer. Where it is anticipated that the additional run-off incidental to the development of the subdivision will overload an existing downstream drainage facility during a ten-year storm, the Planning Board shall notify the Town Board of such potential condition. In such case, the Planning Board shall not approve the subdivision until provision has been made for the improvement of said condition

D) Land Subject to Flooding

Land subject to flooding or land deemed by the Planning Board to be uninhabitable shall not be platted for residential occupancy, nor for such other uses as may increase danger to health, life or property, or aggravate the flood hazard, but such land within the Plat shall be set aside for such uses as shall not be endangered by periodic or occasional inundation or improved in a manner satisfactory to the Planning Board to remedy said hazardous conditions.

SECTION 7: PARKS, OPEN SPACES AND NATURAL FEATURES

A) Recreation Areas Shown on Town Plan

' Where a proposed park, playground or open space shown on the Town Plan is located in whole or in part in a subdivision, the Board shall require that such area or areas be shown on the Plat in accordance with the requirements specified in paragraph (B) below. Such area or areas may be dedicated to the Town or County by the Subdivider if the Town Board approves such dedication.

B) Parks and Playgrounds Not Shown on Town Plan

The Planning Board shall require that the Plat show sites of a character, extent, and location suitable for the development of a park, playground or other recreation purpose. The Planning Board may require that the developer satisfactorily grade any such recreation areas shown on the Plat.

The Board shall require that not less than 3 acres of recreation space be provided per 100 dwelling units shown on the Plat. However, in no case shall the amount be more than 10 percent of the total area of the subdivision. Such area or areas may be dedicated to the Town by the Subdivider, if the Town Board approves such dedication. Appropriate legal measures should be taken to assure that such land can never be developed for other than recreational purposes.

C) Information to be Submitted

In the event that an area to be used for a park or playground is required to be shown, the Subdivider shall submit, prior to final approval, to the Board three prints (one on mylar) drawn in ink showing at a scale of not less than thirty (30) feet to the inch, such area and the following features thereof:

1. The boundaries of said areas, giving lengths and bearings of all straight lines, radii, lengths, central angles, and tangent distances of all curves.
2. Existing features such as brooks, ponds, clusters of trees, rock outcrops, and structures.
3. Existing and, if applicable, proposed changes in grade and contours of the said area and of area immediately adjacent.

D) Waiver of Plat Designation of Area for Parks and Playgrounds

In cases where the Planning Board finds that, due to the size, topography, or location of the subdivision, land for park, playground, or other recreation purpose cannot be properly located therein, or, if in the opinion of the Board it is not desirable, the Board may waive the requirement that the Plat show land for such purposes. The Board shall then require as a condition to approval of the Plat payment to the Town of an amount equivalent to the full value per acre (determined by the assessed value divided by the State Equalization Rate) per gross acre of land which otherwise would have been acceptable as a recreation site. The amount of land which otherwise would have been acceptable as a recreation site shall be determined in accordance with the standards set forth in Article IV, Section 7B.

Such amount shall be paid to the Town Board at the time of Final Plat approval, and no Plat shall be signed by the authorized Officer of the Planning Board until such payment is made. All such payments shall be held by the Town

Board in a special Town Recreation Site Acquisition and Improvement Fund, to be used for the acquisition of land that (a) is suitable for permanent park, playground or other recreational purposes, and (b) is so located that it will serve primarily the general neighborhood in which the land covered by the Plat lies, and (c) shall be used only for park, playground or other recreational land acquisition or improvements. Such money may also be used for the physical improvement of existing parks or recreation areas serving the general neighborhood in which the land shown on the Plat is situated, providing the Planning Board finds there is a need for such improvements.

E) Reserve Strips Prohibited

Reserve strips of land, which might be used to control access from the proposed subdivision to any neighboring property or to any land within the subdivision itself shall be prohibited.

F) Preservation of Natural Features

The Planning Board shall, wherever possible, establish the preservation of all natural features which add value to residential developments and to the community, such as large trees and groves, water courses and falls, beaches, historic spots, vistas, and similar irreplaceable assets. No tree with a diameter of 8 inches or more as measured 3 feet above the base of the trunk shall be removed unless such tree is within the right-of-way of a street as shown on the final Subdivision Plat. Removal of additional trees shall be subject to the approval of the Planning Board. In no case, however, shall a tree with a diameter of 8 inches or more as measured 3 feet above the base of the trunk be removed without prior approval by the Planning Board.

ARTICLE V: DOCUMENTS TO BE SUBMITTED

SECTION 1: SKETCH PLAN

The Sketch Plan initially submitted to the Planning Board shall be based on tax map, information or some other similarly accurate base map at a scale (preferably not less than 200 feet to the inch) to enable the entire tract to be shown on one sheet. The

Sketch Plat shall be submitted showing the following information:

1. The location of that portion which is to be subdivided in relation to the entire tract, and the distance to the nearest existing street intersection.
2. All existing structures, pipelines, utility poles, right-of-ways, wooded areas, streams, and other significant features, within the portion to be subdivided and within 200 feet thereof. If topographic conditions are significant, contours shall also be indicated at intervals of not more than 10 feet.
3. The name of the owner and of all adjoining property owners.
4. The tax map sheet, block, and lot numbers.
5. All the utilities available, and all streets which are proposed, mapped, or built.
6. The proposed pattern of lots (including lot width and depth), street layout, recreation areas, systems of drainage, sewerage, and water supply (see Section 2A3) within the subdivided area.
7. All existing restrictions on the use of land including easements, covenants, or zoning lines.
8. An area map indicating all County, State, or Federal highways, lands, or property within 500 feet of any portion of the proposed subdivision.

SECTION 2: MINOR SUBDIVISION PLAT

For the purpose of this Section, submission of documents shall be in conformance with the Town of Covert Land Management Ordinance.

SECTION 3: MAJOR SUBDIVISION PRELIMINARY PLAT AND ACCOMPANYING DATA

The following documents shall be submitted for approval:

A) Five copies of the Preliminary Plat prepared at a scale of not more than one hundred (100) but preferably not less than fifty (50) feet to the inch showing:

1. Proposed Subdivision name, name of Town and County in which it is located; or surveyor, including license number and *seal*.
 2. The name of all subdivisions immediately adjacent and the name of the owners of record of all adjacent property.
 3. Zoning district, including exact boundary lines of district, if more than one district, and any proposed changes in the zoning district lines and/or the Zoning Ordinance text applicable to the area to be subdivided, if such exists.
 4. All parcels of land proposed to be dedicated to public use and the conditions of such dedication.
 5. Location of existing property lines, easements, buildings, watercourses, marshes, rock outcrops, wooded areas, single trees with a diameter of 8 inches or more as measured 3 feet above the base of the trunk, and other significant existing features for the proposed subdivision and adjacent property.
6. Location of existing sewers, water mains, culverts, and drains on the property, with pipe sizes, grades, and direction of flow.
 7. Contours with intervals of 5 feet or less as required by the Board including elevations on existing roads. Approximate grading plan if natural contours are to be changed more than 2 feet.
 8. The width and location of any streets or public ways or places on the Official Map or the Master Plan, if such exists, within the area to be subdivided, and the width, location, grades, and street profiles of all streets or public ways proposed by the developer.
 9. The approximate location and size of all proposed water lines, valves, hydrants, sewer lines, and fire alarm boxes. Connection to existing lines or alternate means of water supply or sewage disposal and treatment as provided in the Public Health Law. Profiles of all proposed water and sewer lines.
 10. Storm drainage plan indicating the approximate location and size of proposed lines and their profiles. Connection to existing lines or alternate means of disposal.
 11. Plans and cross-sections showing the proposed location and type of sidewalks, street lighting standards, street trees, curbs, water mains, sanitary sewers, and storm drains, and the size and type thereof; the character, width, and depth of pavements and sub-base; and the location of manholes, basins, and underground conduits.
 12. Preliminary designs of any bridges or culverts which may be required.
 13. The proposed lot lines with approximate dimensions and area of each lot.
 14. Where the topography is such as to make difficult the inclusion of any of the required facilities within the public areas as laid out, the Preliminary Plat shall show the boundaries of proposed permanent easements over or under private property, which permanent easements shall not be less than 20 feet in width and which shall provide satisfactory access to an existing public highway or other public highway or public open space shown on the subdivision or the official map.
 15. A. An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearing and distances, made and certified to by a licensed Land Surveyor. The corners of the tract shall also be located on the ground and marked by substantial monuments of such size and type as approved by the Town Engineer, and shall be referenced and shown on the Plat.

B. If the application covers only a part of the subdivider's entire holding, a map of the entire tract, drawn at a scale of not less than 400 feet to the inch showing an outline of the platted area with its proposed streets and indication of probable future street system with its grades and drainage in the remaining portion of the tract and the probable future drainage layout of the entire tract shall be submitted. The part of the Subdivider's entire holding submitted shall be considered in the light of the entire holdings.

C. Copy of such covenants or deed restrictions as are intended to cover all or part of the tract.

SECTION 4: MAJOR SUBDIVISION PLAT AND ACCOMPANYING DATA

The following documents shall be submitted for Plat approval:

A) The Plat to be filed with the County Clerk shall be printed upon mylar. The size of the sheets shall be 24 inches by 36 inches, including a margin for binding of two inches outside of the border along the left side, and a margin of one inch outside of the border along the remaining sides. The Plat shall be drawn at a scale of no more than 100 feet to the inch and oriented with the north point at the top of the map. When more than one sheet is required, an additional sheet of the same size shall be filed showing to scale the entire subdivision with lot and block numbers clearly legible.

The Plat shall show:

1. Proposed subdivision name or identifying title and the name of the Town and County in which the subdivision is located, the name and address of record owner and Subdivider, and the name, license number, and seal of the licensed Land Surveyor.
2. Street lines, pedestrian ways, lots, reservations, easements, and areas to be dedicated to public use.
3. Sufficient data acceptable to the Town Engineer to determine readily the locations, bearing, and length of every street line, lot line, and boundary line, and to reproduce such lines upon the ground. Where applicable, 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.
4. The length and bearing of all straight lines, radii, length of curves, central angles of all curves, and tangent bearings shall be given for each street. All dimensions and angles of the lines of each lot shall also be given. All dimensions shall be shown in feet and decimals of a foot. The Plat shall show the boundaries of the property, location, graphic scale, and true north point.
5. The Plat shall also show by proper designation thereon all public open spaces for which deeds are included, and those spaces title to which is reserved by the Developer. For any of the latter, there shall be submitted with the Subdivision Plat copies of agreements or other documents showing the manner in which such areas are to be maintained and the provisions made therefore.
6. All offers of cession and covenants governing the maintenance of unceded open space shall bear the certificate of approval of the Town Attorney as to their sufficiency.
7. Lots and blocks within a subdivision shall be numbered and lettered in alphabetical order in accordance with the prevailing Seneca County Tax Mapping System.
8. Permanent reference monuments shall be shown, and shall be constructed in accordance with specifications of the Town Engineer. When referenced to the State system of plane coordinates, they shall also conform to the requirements of the State Department of Transportation. They shall be placed as required by the Town Engineer and their locations shall be noted and referenced upon the Plat.
9. All lot corner markers shall be permanently located satisfactorily to the Town Engineer, at least three-quarter (3/4) inches (if metal) in diameter, and at least 24 inches in length, and located in the ground to existing grade.
10. Monuments of a type approved by the Town Engineer shall be set at all corners and angle points of the boundaries of the original tract to be subdivided; all street intersections, angle points in street lines, points of curve, and such intermediate points as shall be required by the Town Engineer.

B. Construction drawings including plans, profiles, and typical cross sections, as required, showing the proposed locations, size, and type of streets, sidewalks, street lighting standards, street trees, curbs, water mains, sanitary sewers, storm drains, pavements and sub-base, manholes, catch basins, and other facilities, and bearing the seal and signature of the licensed Professional Engineer preparing the

drawings.

ARTICLE VI: WAIVERS

SECTION 1

Where the Planning Board finds that, due to the special circumstances of a particular Plat, the provision of certain required improvements is not requisite in the interest of the public health, safety, and general welfare, or is inappropriate because of inadequacy or lack of connecting facilities adjacent or in proximity to the proposed subdivision, it may waive such requirements subject to appropriate conditions, provided that such waiver will not have the effect of nullifying the intent and purpose of the Official Map, the Master Plan or the Zoning Ordinance, if such exists.

SECTION 2

In granting waivers, the Planning Board shall require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so waived.

ARTICLE VII: SEPARABILITY

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

Adopted 1/12/1981