Local Law #3 of 2008

A LOCAL LAW
GOVERNING SUBDIVISION OF LAND WITHIN THE TOWN OF WATSON

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ARTICLE I – GENERAL PROVISIONS

S. 101. Title

This Local Law shall be known and may be cited as the "Town of Watson Subdivision Law."

S. 102. Purpose

This Local Law has been enacted for the purpose of providing for the future growth and development of the town and affording adequate facilities for the housing, transportation, distribution, comfort, convenience, safety, health and welfare of its population.

S. 103. Statutory authority

By the authority of Articles 2 and 3 of Municipal Home Rule Law and Article 16 of the Town Law of the State of New York, the Planning Board of the Town of Watson is authorized and empowered to approve preliminary and final plats of subdivisions showing lots, blocks or sites, with or without streets or highways, and to approve the development of plats, entirely or partially undeveloped, which were filed in the office of the County Clerk prior to the appointment of the Planning Board and the grant to the Planning Board of the power to approve plats.

S. 104. Definitions

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

AGRICULTURAL DATA STATEMENT -An identification of land used for agricultural purposes, such as land used in agricultural production, farm buildings, equipment and farm residential buildings which are within an agricultural district and which are also located within five hundred (500) feet of the boundary of property upon which a subdivision of land is proposed; pursuant to Town Law S 283-a.

AGRICULTURAL DISTRICT - A district as established pursuant to the provisions of Agricultural and Markets Law Article 25 AA.

CLUSTER DEVELOPMENT - A form of development for subdivisions that permits a reduction in lot area requirements for some or all lots in a tract, provided that there is no increase in the number of lots permitted under a conventional subdivision, and where the resultant land is either devoted to permanent open space, or is permanently combined with the remainder of the lots, where only some of the lots are reduced in area.

EASEMENT - An authorization by a property owner for the use by another, and for a specific purpose, of any designated part of a property.

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

PARCEL - Any area of land established by plat, subdivision or as otherwise permitted by law, regardless of whether it is defined as a "lot" or whether it is to be developed or built upon as a unit.

PLANNING BOARD - The Town of Watson Planning Board.

PLAT- A map of a subdivision.

PLOT PLAN - A surveyor's plat constructed from deed descriptions and actual physical building or improvement measurements.

REALLOTMENT - The relocation of lot lines of any lot or parcel, the deed to which was previously recorded in the office of the County Clerk; but not including conveyances made so as to combine existing lots by deed or other instrument.

RESUBDIVISION - The further division of lots or parcels.

ROAD, PRIVATE - Any driveway, right-of-way or vehicular access which is not intended to be used by the public**.**

ROAD, PUBLIC - Any vehicular way which is an existing state, county or town roadway; or is shown upon a plat approved pursuant to law as a public road; or is approved by other official action; or is shown on a plat duly filed in the office of the County Clerk prior to the grant of plat approval authority to the Planning Board; and includes the land between the road lines, whether improved or unimproved.

SUB-DIVIDER - Any person, firm, corporation, partnership or association, or their agent, who shall cause a parcel of land to be divided.

SUBDIVISION - The division of any parcel of land into two (2) or more lots or parcels, including any remainder of the original parcel, with or without roads, and including reallotment and re-subdivision.

SUBDIVISION, MAJOR - A subdivision not classified as a minor subdivision.

SUBDIVISION, MINOR - A subdivision containing two (2) to four (4) lots or parcels and not involving the creation of any new public road, the dedication of public lands, the extension of municipal facilities or other structural public improvements other than minor drainage facilities or the set-aside of public open space through cluster development.

TOWN BOARD - The Town Board of the Town of Watson.

UNDEVELOPED PLAT - A plat where twenty percent (20%) or more of the lots within the plat are unimproved unless existing conditions, such as poor drainage, have prevented their development.

ZONING LAW - The Zoning Law of the Town of Watson adopted by Local Law No. l of 1997, as amended.

S. 105. Fees

A. Fees for minor and major subdivision reviews shall be as established in a Town of Watson Fee Schedule, to be adopted by the Town Board and which may be amended from time to time.

B. The Planning Board may retain consulting services from engineers, architects, landscape architects, lawyers, planners or other professional services during the course of subdivision plat reviews conducted pursuant to this chapter. The sub-divider shall pay any actual costs attributed to a consultant's review of the application. The Planning Board may require a sub-divider to deposit such funds as may be necessary to pay for these services with the Town in advance.

S. 106. Penalties for offenses

A. Any violation of this chapter is an offense punishable by a fine not exceeding three hundred fifty dollars ($350.00) or imprisonment for a period not to exceed six (6) months, or both, for conviction of a first offense; for conviction of a second offense, both of which were committed within a period of five (5) years,

punishable by a fine not less than three hundred fifty dollars ($350.00) nor more than seven hundred dollars ($700.00) or imprisonment for a period not to exceed six (6) months, or both; and, upon conviction for a third or subsequent offense, all of which were committed within a period of five (5) years, punishable by a fine not less than seven hundred fifty dollars ($750.00) nor more than one thousand dollars ($1,000.00) or imprisonment for a period not to exceed six (6) months, or both. However, for the purpose of conferring jurisdiction upon courts and judicial officers generally, violations of this chapter shall be deemed misdemeanors and for such purpose only all provisions of law relating to misdemeanors shall apply to such violations. Each week's continued violation shall constitute a separate additional violation.

B. The Town Board may institute any appropriate action or proceedings to prevent unlawful division of land, to restrain, correct or abate any violation of this chapter or to prevent the use or occupancy of said land; and upon the refusal of the Town Board to institute any such appropriate action or proceeding for a period of ten (10) days after written request by a resident taxpayer of the town so to proceed, any three (3) taxpayers of the town residing in the zoning district wherein the violation exists, who are jointly or severally aggrieved by such violation, may institute such appropriate action or proceeding in like manner as such Town Board is authorized to do.

S. 107. Determination as minor or major procedures

Proposed subdivisions shall be determined by the Planning Board to be either minor or major, as defined in S 104 above, and shall follow the procedures as summarized below:

A. Minor subdivision:
   (1) Sketch plan conference (optional).
   (2) Submission of application for final plat approval.
   (3) Planning Board review.
   (4) Public hearing.
   (5) Planning Board action on final plat.
   (6) Filing of plat in office of County Clerk by sub-divider.

B. Major subdivision:
   (1) Sketch plan conference (optional)
   (2) Submission of application for preliminary plat approval.
   (3) Planning Board Review

(4) Public Hearing
(5) Planning Board action on preliminary plat
(6) Submission of application for final plat approval
(7) Planning Board review
(8) Public Hearing (optional)
(9) Planning Board action on final plat
(10) Filing of plat in office of County Clerk by sub-divider.

ARTICLE II – MINOR SUBDIVISION REVIEW PROCEDURE

S. 201. Applicants to follow review procedure

All applicants for minor subdivision review and approval shall follow the procedure of this Article.

S. 202. Sketch plan conference

All potential sub-dividers are encouraged to meet with the Planning Board prior to the submission of a formal application for subdivision approval. Such a meeting may be used to expedite the review process by allowing the Planning Board and the applicant to be advised of the following:

A. The potential classification of the subdivision as minor or major.
B. The requirements under the State Environmental Quality Review Act.
C. The possible involvement of other government agencies in the review process.
D. The determination of wetlands and floodplains.
E. The need for an agricultural data statement.

S. 203. Minor subdivision wavier

If the Planning Board determines that the proposed subdivision is of minor significance, the Planning Board may waive the application and review procedure as provided for in this Article.

Such waiver shall be in writing and shall include the following findings:

A. The proposed subdivision does not involve the creation of more than four (4) lots.

B. The applicant has provided evidence acceptable to the Planning Board that all lots shall conform to the requirements of the Zoning Law. Such evidence may consist of proposed deeds, plot plans or surveys of all the lands included in the proposed subdivision or of part of the lands included in the proposed subdivision where such part provides the Planning Board with evidence sufficient to make a determination.

C. The proposed subdivision has no negative environmental significance pursuant to 6 NYCRR Part 617.

ARTICLE III – APPLICATION APPROVAL FOR MINOR SUBDIVISION

S. 301. Submission of application and fees

All application and fees for minor subdivision approval shall be submitted by the sub divider to the Planning Board at least fifteen (15) days prior to the meeting at which it is to be considered. The application shall contain all items as required in Article IV of this chapter. The sub-divider shall also bear the cost of mailing any agricultural data statements, if required.

S. 302. Acceptance of completed application

The Planning Board shall consider the application for completeness and shall classify the subdivision as minor or major, make a State Environmental Quality Review declaration of environmental significance pursuant to 6 NYCRR Part 617 and determine if the agricultural data statement, if required, be submitted to adjacent land owners and other planning agencies.

S. 303. Official submission date

The Planning Board shall establish an official submission date for the application. Such date shall be the date that all of the following have occurred:

A. The application has been accepted as complete, including all information required in Article IV of this chapter.

B. A draft environmental impact statement has been prepared, where necessary.

S. 304. Area variance

Where the application shows lots which are not in compliance with the Zoning Law, the Planning Board may, at its discretion, refer the application to the Zoning Board of Appeals for the consideration of an area variance review prior to the commencement of the Planning Board review.

S. 305. Public hearing

Following the review of the application and supplementary material submitted in conformance with this chapter and following negotiations with the sub-divider on changes deemed advisable, the Planning Board shall hold a public hearing. This hearing shall be held within sixty-two (62) days of the official submission date of the application, as established in S 303 above. The sub-divider shall attend the hearing. This hearing may also fulfill the requirements of the

State Environmental Quality Review Act for the draft environmental impact statement, where such hearing may be required. The hearing shall be advertised at least once in a newspaper of general circulation in the town at least five (5) days before the hearing and by posting notice thereof by mail to the owners of the property abutting the proposed subdivision and directly across any adjoining street or road and to any other persons whom the Planning Board may deem to be particularly affected. Said advertisement of public hearing shall be placed by the Secretary of the Planning Board, and the notification of abutting landowners and others shall be made by the applicant. Applicant shall provide the Planning Board with suitable proof of such mailing such as return receipts or affidavits of mailing.

S. 306. Action on application

The Planning Board shall by resolution grant final approval by the signature of the Planning Board Chairman on the plat, conditionally approve, with or without modifications (see S 307) or disapprove the application. Such action shall be taken within sixty-two (62) days of the public hearing. The time in which the Planning Board must take action may be extended by mutual consent of the sub-divider and the Planning Board. The sub-divider shall be notified of the final action of the Planning Board. If disapproved, the grounds for disapproval shall be stated in the record of the Planning Board, including reference to the provisions violated by the application.

S. 307. Conditional approval of application

A. The application shall be certified by the Planning Board within five (5) days of conditional approval. A copy shall be filed with the Planning Board and a copy provided to the sub-divider along with a statement of the requirements that shall accompany the application which, when completed, will authorize the signing of the conditionally approved plat, Conditional approval of an application shall expire one hundred eighty (180) days after the date of the resolution granting conditional approval. The Planning Board may extend the expiration time, not to exceed two (2) additional periods of ninety (90) days each.

B. Upon Planning Board acceptance of the completion of the conditional approval requirements as stated in the conditional approval resolution, the Planning Board Chairman shall sign the plat, granting final approval.

S. 308. Filing of plat

A. The sub-divider shall file the plat, or section thereof, in the office of the County Clerk within sixty-two (62) days after the date of final approval; otherwise the plat shall be considered void and must again be submitted along with complete

application and appropriate fees to the Planning Board for approval before filing in the office of the County Clerk.

B. When filing a plat which has been approved pursuant to the provisions of Article VI of this chapter, a copy of the plat shall be filed with the Town Clerk who shall make appropriate notations and references thereto in the Town Zoning Law or Map.

S. 309. Modification of designs after approval

If at any time it is demonstrated that unforeseen conditions make it necessary to modify the location or design of improvements required by the Planning Board, the Planning Board Chairman may authorize such modifications, provided that these modifications are within the spirit and intent of the Planning Board's approval and do not substantially alter the function of any such improvement required by the Board. Any such authorization issued under this section shall be in writing and shall be reported to the Planning Board at the next regular meeting.

ARTICLE IV – MINOR SUBDIVISION APPLICATION REQUIRMENTS

S. 401. General application requirements

All applications shall include the following:

A. Two (2) copies of the application form
B. A nonrefundable application fee.
C. A copy of any covenants or deed restrictions which are intended to cover all or part of the tract.
D. Five (5) copies of the plat prepared at a scale of not more than one hundred (100) feet to the inch, conforming to the requirements of Section 402 below.
E. An agricultural data statement pursuant to Town Law Section 283-a, when applicable.
F. A statement of the nature and extent of the interest pf any state employee or officer or employee of the town in the applicant pursuant to General Municipal Law Section 809, when applicable.
G. An environmental assessment form (EAF) and, when applicable, a draft environmental impact statement (EIS) pursuant to 6 NYCRR Part 617.

S. 402. Plat requirements

All plats shall be prepared and drawn in conformity with Appendix A of this Local Law and shall show:

A. An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, the location and type of all monuments, and including

elevation contours at United States Geological Survey intervals, minimum, and referenced corners of the tract; and shall be made and certified to by a licensed land surveyor.

B. The proposed pattern of parcels and lots, including parcel and lot widths, depths and areas within the subdivided area. Calculations of lot areas shall exclude public road areas.

C. The locations of all zoning front, side and rear yard lines; zoning district lines and the names of all applicable zones; floodplains; wetlands; and easements.

D. The words "final plat."

E. Any other specifications required by the Planning Board.

S. 403. Plat for filing

The plat to be filed in the office of the County Clerk shall be printed upon linen or acceptable equal or be clearly drawn in India ink upon tracing cloth as per Real Property Law S 334.

S. 404. Waiver of application requirements

The Planning Board may waive any of the application requirements above where it deems that the information is either not applicable or necessary for a particular review.

ARTICLE V – MINOR SUBDIVISION DESIGN STANDARDS

S. 501. Lots suitable for building

Land to be subdivided into lots shall be of such character that it can be used safely for development without danger to public health or safety.

S. 502. Required Improvements

All required improvements shall be constructed and installed in conformance with town specifications.

S. 503. Future re-subdivision

Where land is subdivided into lots substantially larger than the minimum size required in the zoning district in which the subdivision is located, the lots shall be laid out so as to permit future resubdivision in accordance with the requirements contained in this Local Law.

S. 504. Lot design

A. All parcels shall comply with the provisions of the Zoning Law, except that the Planning Board may, in unique circumstances, approve substandard parcels in the following circumstances:

(1) For road or access right-of-ways;

(2) Where the parcel is intended to be used permanently for nonstructural recreational purposes;

(3) Where land is intended to be conveyed to an adjacent landowner for purposes of combination with an adjacent parcel;

(4) Where the land is intended to be left permanently undeveloped; or

(5) Where land is to be used for essential facilities as defined by the Zoning Law.

B. The lot arrangement shall be such that in constructing a building in compliance with the Zoning Law there will be no foreseeable difficulties for reasons of topography or other natural conditions, and each lot shall have a buildable area, free from development restrictions such as wetlands, floodplains, steep slopes, rock outcrops or unbuildable soils.

C. Corner lots shall have sufficient width to allow appropriate building setbacks from, and orientation to, all abutting roads.

D. Extremely elongated lots having a depth to width ratio greater than five to one (5:1) shall be avoided.

E. Side lot lines shall be approximately at right angles to straight roads or radial to curved roads. Lot lines shall generally not joint at less than a seventy-five-degree angle or greater than a one-hundred-five-degree angle. Lot lines shall be straight on large lots, except where the topography of the site would make this impractical.

F. Where a community sewage disposal system is not required, each lot shall have sufficient area so as to make adequate provision for such onsite sanitary disposal systems as are required by the New York State Health Department.

G. 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.

S. 505. Lot access

A. Each lot shall directly abut a public or approved private road, as required by Town Law S 280-a. This abutment shall include at least fifteen (15) feet of road frontage suitable for access by emergency vehicles. Easements may be considered for access.

B. All lots shall be designed so as to allow for safe access.

C. All lots shall be designed so as to allow for the construction of driveways within the road right-of-way not exceeding a ten-percent grade.

D. Where a watercourse separates a road from abutting lots, provision shall be made for access to all lots by means of culverts or other structures.

E. At least one (I) fifty-foot right-of-way shall be reserved allowing access to land behind road frontage lots.

S. 506. Monuments

Permanent monuments shall be set at the subdivision boundaries at all corners and at such other points as required by the Planning Board. Such monuments shall be of either iron rods or pipes, or concrete.

S. 507. Sewage and water supply

All on-site sanitation and water supply facilities shall be designed to meet the minimum specifications of the New York State Health Department.

S. 508. Storm water and erosion control

All subdivisions shall address the disposition of storm water and the avoidance and mitigation of erosion. .

S. 509. Development in floodplains

All subdivisions shall comply with all federal, state, and local laws and regulations governing development within flood plains and shall otherwise provide for the prevention of flood damage.

S. 510. Preservation of natural features

A. Topsoil moved during the course of construction shall be replaced so as to cover all areas of the subdivision and shall be stabilized by seeding and plantings.

B. Existing trees and shrubs shall be conserved by the sub-divider where possible. Care shall be exercised in construction so as to avoid damage to existing trees and shrubs.

C. Streams, lakes, ponds and wetlands shall be left unaltered unless such alteration would serve to enhance the utility and quality of the subdivision. Easements along watercourses as a part of a comprehensive recreational and open space plan for the development are encouraged.

D. Unique physical, historical, and cultural sites which add value to the community, such as large trees or groves, watercourses and falls, historic spots, vistas and similar irreplaceable assets, shall be preserved where possible.

ARTICLE VI – PERMISSIBLE MODIFICATION OF ZONING REGULATIONS FOR MINOR SUBDIVISION

S. 601. Authority

The Planning Board is authorized and empowered pursuant to S 278 of the Town Law to modify certain provisions of the Zoning Law as allowed in S 602 below, simultaneously with the approval of any subdivision application within the town.

S. 602. Applicable provisions

The Planning Board may consider or require applications for minor subdivisions which include the following deviations from the Zoning Law for the following purposes:

A. To eliminate side and rear yard requirements to allow for innovative attached housing types.

B. To reduce side and rear yard requirements for existing structures where, in unique and special circumstances, it will result in the more efficient use of land.

C. To reduce road frontages to allow cuts-de-sac and in cases of density transfers as outlined in Subsection D below.

D. To allow for the transfer of the overall density of a subdivision through allowing some parcels or lots smaller than the minimum lot size requirements of the Zoning Law, where all such reductions are compensated for by a corresponding increase in the lot size of one (1) or more parcels or lots in the subdivision above the minimum lot size of the requirements of the Zoning Law.

ARTICLE VII – MAJOR SUBDIVISION REVIEW PROCEDURE

S. 701. Applicants to follow review procedure

All applicants for major subdivision review and approval shall follow the procedures of this Article.

S. 702. Sketch plan conference

All potential sub-dividers are encouraged to meet with the Planning Board prior to the submission of a formal application for a major subdivision approval. Such a meeting may be used to expedite the review process by allowing the Planning Board and the applicant to be advised of the following:

A. The potential classification of the subdivision as minor or major.

B. The requirements under the State Environmental Quality Review Act.

C. The possible involvement of other government agencies in the review process.

D. The determination of wetlands and floodplains.

E. The need for an agricultural data statement.

ARTICLE VIII – PRELIMINARY APPLICATION REVIEW

S. 801. Submission of application and fees

All applications and fees for preliminary application approval shall be submitted by the sub-divider to the Planning Board at least fifteen (15) days prior to the meeting at which it is to be considered. The application shall contain all items as required in Article X of this chapter. The sub-divider shall bear the cost of mailing any agricultural data statement, where required.

S. 802. Acceptance of completed application

The Planning Board shall consider the application for completeness and shall classify the subdivision as minor or major, make a State Environmental Quality Review declaration of environmental significance pursuant to 6 NYCRR Part 617 and determine if the agricultural data statement, if required, be submitted to adjacent land owners and other planning agencies.

S. 803. Official submission date

The Planning Board shall establish an official submission date for the preliminary application. Such date shall be the date that all of the following have occurred:

A. The application has been accepted as complete, including all information required in Article X of this chapter.

B. A draft environmental impact statement has been prepared, where necessary.

S. 804. Area variance

Where the application shows lots which are not in compliance with the Zoning Laws the Planning Board may refer the application, at its discretion, to the Zoning Board of Appeals for the consideration of an area variance review prior to the commencement of the Planning Board review.

S. 805. Public Hearing

Following the review of the preliminary application and supplementary material submitted in conformance with this chapter and following negotiations with the subdivider on changes

deemed advisable and the kind and extent of improvements to be made, the Planning Board shall hold a public hearing. This hearing shall be held within sixty-two (62) days of the official submission date of the application. The sub-divider shall attend the hearing. This hearing may also fulfill the requirements of the State Environmental Quality Review Act for the draft environmental impact statement. The hearing shall be advertised at least once in a newspaper of general circulation in the town at least five (5) days before the hearing and by posting notice thereof by mail to the owners of the property abutting the proposed subdivision and directly across any adjoining street or road and to any other persons whom the Planning Board may deem to be particularly affected.

S. 806. Preliminary action

Within sixty-two (62) days from the public hearing, the Planning Board shall approve, with or without modifications, or disapprove the preliminary application and state its reasons for disapproval. The time in which the Planning Board must take action may be extended by mutual consent of the sub-divider and the Planning Board. Within five (5) days of approval, the action of the Planning Board shall be noted on three (3) copies of the preliminary plat and reference made to any modifications determined. One (1) copy shall be returned to the sub-divider and the other two (2) copies retained by the Planning Board.

S. 807. Effect of approval

Approval of a preliminary application shall not constitute approval of the final application, but shall be a guide to the preparation of the final plat. Before submission of the final plat or any portion thereof for formal approval, the sub-divider shall comply with this chapter and all requirements set forth by the Planning Board in its review of the preliminary plat.

ARTICLE IX – FINAL APPLICATION APPROVAL

S. 901. Approval required; application

All major subdivisions shall require final application approval by the Planning Board. If the final application is not submitted for approval within six (6) months of preliminary application approval, the Planning Board may revoke the preliminary application approval. The sub-divider shall file an application with appropriate fees for final application approval, accompanied by documentation as specified jn Article Xl of this chapter, with the Planning Board. Such application shall be submitted at least fifteen (15) days prior to the meeting at which it is to be considered by the Planning Board. The sub-divider shall bear the cost of mailing any agricultural data statement, where required.

S. 902. Official submission date

The Planning Board shall establish an official submission date for the major subdivision final application- Such date shall be the date that the Planning Board determines the application to be complete, including all information required in Article Xl of this chapter. S 903. Public hearing.

S. 903. Public Hearing

A. A public hearing may be held by the Planning Board after a complete application is filed and prior to rendering a decision. This hearing shall be held within sixty-two (62) days of the official submission date of the application. The sub-divider shall attend the hearing. The hearing shall be advertised at least once in a newspaper of general circulation in the town at least five (5) days before the hearing.

B. The public hearing may be waived by the Planning Board if the final application is in substantial agreement with the preliminary application. If the final application is not in substantial agreement with the approved preliminary application, then the public hearing shall be conducted.

S. 904. Guaranties for required improvements

In order that the town has the assurance that construction and installation of public improvements will be guaranteed, the applicant shall enter into one (1) of the following agreements with the town:

A. The sub-divider will construct all improvements as required by this chapter, and by the Planning Board, prior to final approval of the application; or

B. Furnish guaranty as provided in Town Law § 277.

S. 905. Final action

The Planning Board shall by resolution grant final approval by the signature of the Planning Board Chairman on the plat, conditionally approve, with or without modifications (see §906 below) or disapprove the application within sixty-two (62) days of the public hearing. If the public hearing has been waived pursuant to §903 above, the Planning Board shall act within sixty-two (62) days of the final application official submission date. The time in which the Planning Board must take action may be extended by mutual consent of the sub-divider and the Planning Board. The sub-divider shall be notified of the final action of the Planning Board. If disapproved, the grounds for disapproval shall be stated in the record of the Planning Board, including reference to the provisions violated by the application.

S. 906. Conditional approval

A. The application shall be certified by the Planning Board within five (5) days of conditional approval. A copy shall be filed with the Planning Board, and a copy provided to the sub-divider along with a statement of the requirements that shall accompany the application which, when completed, will authorize the signing of the conditionally approved plat. Conditional approval of an application shall expire one hundred eighty (180) days after the date of the resolution granting conditional approval. The Planning Board may extend the expiration time, not to exceed two (2) additional periods of ninety (90) days each.

B. Upon Planning Board acceptance of the completion of the conditional approval requirements as stated in the conditional approval resolution, the Planning Board Chairman shall sign the plat, granting final approval.

S. 907. Approval of plats in sections

A. Prior to granting conditional or final approval of a plat in final form, the Planning Board may permit the plat to be divided into two (2) or more sections and may in its resolution granting conditional or final approval state such requirements as it deems necessary to ensure that the orderly development of the plat be completed before such sections may be signed by the Planning Board Chairman. Conditional or final approval of the sections of a final plat, subject to any conditions imposed by the Planning Board, shall be granted concurrently with conditional or final approval of the plat.

B. In the event that the owner shall file only a section of such approved plat in the office of the County Clerk, two (2) copies of the entire approved plat shall be filed within thirty (30) days of the filing of such section with the Town Clerk. Such section shall encompass at least ten percent (10%) of the total number of lots contained in the approved plat and the approval of the remaining sections of the approved plat shall expire unless said sections are filed in the office of the County Clerk within three (3) years of the filing of the first section with the County Clerk.

S. 908. Filing of plat

A. The sub-divider shall file the plat, or section thereof, in the office of the County Clerk within sixty-two (62) days after the date of final approval; otherwise the plat shall be considered void and must again be submitted along with

complete application and appropriate fees to the Planning Board for approval before filing in the office of the County Clerk.

B. When filing a plat which has been approved pursuant to the provisions of Article XV of this chapter, a copy of the plat shall be filed with the Town Clerk who shall make appropriate notations and references thereto in the Town Zoning Law or Map.

S. 909. Modification of designs after approval

If at any time it is demonstrated that unforeseen conditions make it necessary to modify the location or design of improvements required by the Planning Board, the Planning Board Chairman may authorize such modifications, provided that these modifications are within the spirit and intent of the Planning Board's approval and do not substantially alter the function of any such improvement required by the Planning Board. Any such authorization issued under this section shall be in writing and shall be reported to the Planning Board at the next regular meeting.

S. 910. Public acceptance of improvements

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 road, park, playground, recreation area, easement, public utility or any other improvement. 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 costs of developing and maintaining any such improvements.

ARTICLE X – MAJOR SUBDIVISON PRELIMINARY APPLICATION REQUIRMENTS

S. 1001. Preliminary plat application requirements.

Preliminary plat applications **shall** contain the following:

A. Ten (10) copies of the application form.

B. A nonrefundable application fee.

C. If the application is for a subdivision in sections, covering only a part of the sub-divider's entire holding, a map of the entire subdivision, drawn at a scale of not less than three hundred (300) feet to the inch, showing an outline of the platted area with its proposed roads and indication of the probable future road system with its grades and drainage in the remaining portion of the subdivision and the probable future drainage layout of the entire subdivision shall be

submitted. The section submitted shall be considered in the context of the entire subdivision.

D. A copy of such covenants or deed restrictions as are intended to cover all or part of the tract.

E. Ten (10) copies of the plat prepared at a scale of not more than one hundred (100) feet to the inch, including all plat requirements specified in S 1002 below.

F. An agricultural data statement pursuant to Town Law § 283-a, when applicable.

G. A statement of the nature and extent of the interest of any state employee or officer or employee of the town in the applicant pursuant to General Municipal Law § 809, when applicable.

H. An environmental assessment form (EAF) and, when applicable, a draft environmental impact statement (EIS) pursuant to 6 NYCRR Part 617.

S. 1002. Preliminary plat requirements.

The preliminary plat shall be prepared and drawn in conformity with Appendix A of this chapter and shall show:

A. An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, the location and type of all monuments, and including elevation contours at United States Geological Survey intervals, minimum, and referenced comers of the tract; and shall be made and certified to by a licensed land surveyor.

B. The proposed pattern of parcels and lots with boundaries, including parcel and lot widths, depths and areas within the subdivided area; calculations of lot areas shall exclude public road areas.

C. The locations of all zoning front, side and rear yard lines; zoning district lines and the names of all applicable zones; and easements.

D. The parcels of land proposed to be dedicated to public use and the conditions of such dedication.

E. The location of existing property lines, easements, buildings, watercourses, wetlands, rock outcrops, wooded areas, floodplains and other significant existing features for the proposed subdivision and adjacent property.

F. The location of existing wells, on-site sewage disposal systems, sewers, water mains, culverts and drains on the property, with pipe sizes, grades and direction of flow.

G. Contours with intervals of five (5) feet or less, or as required by the Planning Board, including elevations on existing roads; and a grading plan, where natural contours are to be changed more than two (2) feet.

H. The width and location of any roads or public ways or places shown on the Comprehensive/Master Plan, within the area to be subdivided, and the width, location, grades and road profiles of all roads or public ways proposed by the developer.

I. The approximate location and size of all proposed waterlines, valves, hydrants and sewer lines and fire alarm boxes; and connection to existing lines or alternate means of water supply or sewage disposal and treatment as provided in the Public Health Law; and profiles of all proposed water and sewer lines.

J. A storm drainage plan indicating the approximate location and size of proposed lines and their profiles; and connection to existing lines or alternate means of disposal.

K. Plans and cross sections of the proposed location and type of sidewalks, road lighting standards, road trees, curbs, water mains, sanitary sewers and storm drains, and the size and type thereof, the character, width and depth of pavements and subbase and the location of manholes, basins and underground conduits.

L. Preliminary designs of any bridges or culverts which may be required.

M. The words "preliminary plat."

N. Any other specifications required by the Planning Board.

S. 1003. Waiver of application requirements.

The Planning Board may waive any of the application requirements above where it deems that the information is either not applicable or necessary for a particular review.

ARTICLE XI- MAJOR SUBDIVISIOB FINAL APPLICATION REQUIRMENTS

S. 1101. Final plat application requirements

Final plat applications shall contain the following:

A. Ten (10) copies of the application form.

B. A nonrefundable application fee.

C. Copies of agreements or other documents showing the manner in which public open space areas are to be maintained and the provisions made therefor.

D. 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 legal sufficiency.

E. A map indicating the location of monuments marking all underground utilities as actually installed.

F. Ten (10) copies of the plat prepared at a scale of not more than one hundred (100) feet to the inch, including all plat requirements specified in § 1102 below.

S. 1102. Final plat requirements

The final plat shall be prepared and drawn in conformity with Appendix A of this chapter and show:

A. Sufficient data from an actual field survey to determine readily the location, bearing and length of every road line, lot line and boundary line and to reproduce such lines upon the ground.
B. The length and bearing of all straight lines, radii, length of curves and central angles of all curves and cord bearings shall be given for each road; and all dimensions and angles of the lines of each lot; and all dimensions in feet and decimals of a foot.
C. Road lines, pedestrianways, lots, reservations, easements and areas to be dedicated to public use.
D. The locations of all zoning front, side and rear yard lines; zoning district lines and the names of all applicable zones; floodplains; wetlands; and easements.
E. Public open spaces for which deeds are included and those spaces title to which is reserved by the developer.
F. Lots and blocks numbered and lettered in alphabetical order in accordance with the prevailing town practice.
G. Permanent reference monuments.
H. The words "final plat."
I. Any other specifications required by the Planning Board.

S. 1103. Plat to be filed

The plat to be filed with the County Clerk shall be printed upon linen or acceptable equal or be clearly drawn in India ink upon tracing cloth and shall comply with the requirements of Real Property Law S 334.

S. 1104. Waiver of submission requirements

The Planning Board may waive any of the submission requirements above where it deems that the information is either not applicable or unnecessary for a particular review.

ARTICLE XII – MAJOR SUBDIVISION DESIGN STANDARDS

S. 1201. Lots suitable for building.

Land to be subdivided into lots shall be of such character that it can be used safely for development without danger to public health or safety and shall be in harmony with the Town of Watson Zoning Law and the Master/Comprehensive Plan as may now or hereafter be adopted.

S. 1202. Required improvements.

All required improvements shall be constructed and installed in conformance with town specifications.

S. 1203. Future re-subdivision.

Where land is subdivided into lots substantially larger than the minimum size required in the zoning district in which the subdivision is located, the lots shall be laid out so as to permit

future re-subdivision in accordance with the requirements contained in this chapter.

S. 1204. Lot design.

A. All parcels shall comply with the provisions of the Zoning Law, except that the Planning Board may, in unique circumstances, approve substandard parcels in the following circumstances:

(1) For road or access rights-of-ways;

(2) Where the parcel is intended to be used permanently for nonstructural recreational purposes;

(3) Where land is intended to be conveyed to an adjacent landowner for purposes of combination with an adjacent parcel;

(4) Where the land is intended to be left permanently undeveloped; or

(5) Where land is to be used for essential facilities as defined by the Zoning Law.

B. The lot arrangement shall be such that in constructing a building in compliance with the Zoning Law there will be no foreseeable difficulties for reasons of topography or other natural conditions, and each lot shall have a buildable area, free from

development restrictions such as wetlands, floodplains, steep slopes, rock outcrops or unbuildable soils.

c. Corner lots shall have sufficient width to allow appropriate building setbacks from, and orientation to, all abutting roads.

D.Extremely elongated lots having a depth to width ratio greater than five to one (5:1) shall be avoided.

E.Side lot lines shall be approximately at right angles to straight roads or radial to curved roads. Lot lines shall generally not joint at less than a seventy-five-degree angle or greater than a one-hundred-five-degree angle. Lot lines shall be straight on large lots, except where the topography of the site would make this impractical.

F.Where a community sewage disposal system is not required, each lot shall have sufficient area so as to make adequate provision for such onsite sanitary disposal systems as are required by the New York State Health Department.

G.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.

S. 1205. Lot access.

A. Each lot shall directly abut a public or approved private road, as required by Town Law S 280-a. This abutment shall include at least fifteen (15) feet of road frontage suitable for access by emergency vehicles. Easements may be considered for access.

B. All lots shall be designed so as to allow for safe access.

C. All lots shall be designed so as to allow for the construction of driveways within the road right-of-way not exceeding a ten-percent grade.

D. Where a watercourse separates a road from abutting lots, provision shall be made for access to all lots by means of culverts or other structures.

E. At least one (1) fifty-foot right-of-way shall be reserved allowing access to land behind road frontage lots.

S. 1206. Monuments.

Permanent monuments shall be set at the subdivision boundaries at all corners, and at such other points as required by the Planning Board. Such monuments shall be of either iron rods or pipes, or concrete.

S. 1207. Sewage and water supply.
All on-site sanitation and water supply facilities shall be designed to meet the minimum specifications of the New York State Health Department.

S. 1208. Storm water and erosion control.
All subdivisions applications shall make provisions for the disposition of storm water, and the prevention and mitigation of erosion.

S. 1209. Development in floodplains.
All subdivisions shall comply with any federal, state, or local law governing development in designated flood plains and shall otherwise make provisions to avoid and prevent flood damage.

S. 1210. Preservation of natural features.

A. Topsoil moved during the course of construction shall be replaced so as to cover all areas of the subdivision and shall be stabilized by seeding and plantings.

B. Existing trees and shrubs shall be conserved by the sub-divider where possible. Care shall be exercised in construction so as to avoid damage to existing trees and shrubs.

C. Streams, lakes, ponds and wetlands shall be left unaltered unless such alteration would serve to enhance the utility and quality of the subdivision. Easements along watercourses as a part of a comprehensive recreational and open space plan for the development are encouraged.

D. Unique physical, historical and cultural sites which add value to the community, such as large trees or groves, watercourses and falls, historic spots, vistas and similar irreplaceable assets, shall be preserved where possible.

ARTICLE XIII – ROAD LAYOUT AND DESIGN STANDARDS

S. 1301. General road requirements.
Public roads shall be of sufficient width, suitably located and adequately constructed to accommodate the prospective traffic and afford access for firefighting, snow removal and other road maintenance equipment. The arrangement of roads shall be such as to cause no undue hardship to adjoining properties and shall be coordinated so as to compose a convenient system.

S. 1302. Road specifications

Public roads and all other improvements within the road right-of-way shall be designed and constructed in accordance with the Town of Watson Road Specifications Storm drainage facilities, water mains, sewers, lights, signs, trees and fire hydrants shall be provided as required.

S. 1303. Relationship with topography.

The road plan of a proposed subdivision shall bear a logical relationship to the topography of the property, and all roads shall be arranged so as to obtain as many of the building sites as possible at or above the grade of the roads

S. 1304. Road continuations.

The arrangement of roads in subdivisions shall provide for the continuation of roads of adjoining subdivisions, and for proper projection of roads into adjoining properties which are not yet subdivided, in order to make possible necessary fire protection, movement of traffic and the construction or extension of future utilities and public services such as sewers, water and drainage facilities.

S. 1305. Major arterial roads.

When a subdivision abuts or contains an existing or proposed major arterial road, the Planning Board may require marginal access roads, reverse lot frontage with a screen planting contained in a nonaccess reservation along the rear property line or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

S. 1306. Minor roads.

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

S. 1307. Dead-end roads.

A. The creation of dead-end or loop residential roads will be allowed whenever such type of development will not interfere with normal traffic circulation in the area.

B. A twenty-foot-wide easement may be required to provide for the continuation of pedestrian traffic and utilities beyond the dead end to the next road, where necessary.

C. Subdivisions containing twenty (20) lots or more shall have at least (2) road outlets.

D. Roads designed to be permanently dead-ended shall not exceed five hundred (500) feet in length. Such roads shall be terminated in a circular turnaround having a pavement radius of forty (40) feet or a T- or turnaround with pavement dimensions of sixty (60) feet wide by twenty (20) feet deep. All rights-of-way shall extend ten (10) feet from the road pavement.

E. Roads designed to be temporarily dead-ended shall terminate in a circular turnaround having a minimum pavement radius of forty (40) feet.

S. 1308. Road widths.

A. Minor roads shall have the following widths:

(1) Right-of-way: sixty (60) feet.

(2) Pavement: twenty (20) feet.

(3) Shoulders; five (5) feet each side,

B. Collector and major roads shall have widths as specified by the Planning Board based upon intended level of use.

C. Road right-of-way and pavement widths may be increased as deemed necessary by the Planning Board to accommodate on-road parking in commercial areas.

S. 1309. Road grades

A. Road grades shall conform in general to the terrain and shall not be less than five-tenths percent (0.5%) nor more than six percent (6%) for collector roads, or ten percent (10%) for minor roads. No grade shall be more than two percent (2%) within fifty (50) feet of any intersection.

B. All changes in grade shall be connected by vertical curves of length and radius such that clear visibility shall be provided for a safe distance.

C. A combination of steep grades and curves shall be avoided.

S. 1310. Intersections.

A. All roads shall join each other so that for a distance of at least one hundred (100) feet the road is approximately at right angles to the road it joins, and no road shall intersect any other roads at less than a sixty-degree angle.

B. Intersections of or roads with collector or major roads shall, in general, be at least five hundred (500) feet apart.

C. Road jogs with center-line offsets of less than one hundred twenty-five (125) feet shall be avoided.

D. All road rights-of-ways at intersections shall be rounded by curves of at least Twenty (20) feet radius.

E. All corner lots shall be cleared of all growth and other obstructions, except for isolated trees, a level of three (3) feet or higher above the center tine of the road, so as to achieve safe visibility for traffic entering the intersection.

S. 1311. Horizontal curves.

A. Road lines shall be connected with a curve, the radius of which for the center line of road shall not be less than two hundred (200) feet on collector roads and one hundred (100) feet on minor roads.

B. A tangent of at least fifty (50) feet shall be provided between reverse curves.

S. 1312 Road names.

All roads shall be named and the names placed on the plat. Road names shall not be numbers or letters. Road names shall be selected so as not to be confused in sound or spelling with existing road names. Roads that join or align with roads of an abutting or neighboring property shall bear the same name. Generally, no road should change direction by more than ninety degrees (90^0) without a change in name. Signs bearing road names shall be erected by the sub-divider at all intersections.

S. 1313. Utilities in roadways.

A. Underground utilities shall be placed, wherever possible, in the road right of-way between the paved roadway and the road line to simplify location and repair of utilities. Underground service connections shall be installed to the lot line of each lot for all required utilities prior to road pavement.

B. Where topography is such as to make impractical the inclusion of utilities within road rights-of-way, perpetual unobstructed easements at least twenty (20) feet in width shall be provided with satisfactory access to the road. Such easements shall be cleared and graded where required.

C. Fire hydrants shall be spaced and installed in conformity with alt requirements of the Insurance Services Organization.

D. Road lighting shall be in conformance with the lighting system of the town.

ARTICLE XIV – PARK AND RECREATION AREAS

S. 1401. Findings required.

Upon a finding by the Planning Board that a proper case exists for requiring that park and recreational space be suitably located on the plat for playgrounds or other recreational purposes, the Planning Board may require that the developer satisfactorily develop any such area shown on the plat. Any such findings shall include an evaluation of the present and anticipated future needs for park and recreational facilities in the town based on projected population growth to which the particular subdivision will contribute.

S. 1402. General specifications.

Upon such finding, the Planning Board shall require that not less than five percent (5%) nor more than ten percent (10%) of the total area of the subdivision be allocated for park or recreational use. Such area maybe dedicated to the town by the sub-divider if the Town Board approves such dedication. Alternatively, park or recreational space may be turned over to a homeowners' association for control and joint private ownership and maintenance.

S. 1403. Site plan specifications.

In the event that an area to be used for a park or recreation area is required to be so shown, the sub-divider shall submit four (4) copies of a site plan to the Planning Board, prior to final approval, drawn at a scale of not less than thirty (30) feet to the inch, showing the following

A. The boundaries of the area, giving lengths and bearings of all straight lines, radii, lengths, central angles and chord distances of all curves.

B. Existing features such as streams, ponds, clusters of trees, rock outcrops and structures.

C. Existing and proposed changes in grade and contours of the area and of areas immediately adjacent

ARTICLE XV – PERMISSIBLE MODIFICATION OF ZONING REGULATIONS FOR MAJOR SUBDIVISIONS; CLUSTER DEVELOPMENT

S. 1501. Authority.

The Planning Board is authorized and empowered pursuant to S 278 of the Town Law to modify certain provisions of the Zoning Law as allowed in S 1502 below, simultaneously with the approval of any subdivision application within the town.

S. 1502. Applicable provisions.

The Planning Board may consider or require applications for major subdivisions which include the following deviations from the Zoning Law for the following purposes:

A. To eliminate side and rear yard requirements to allow for innovative attached housing types.

B. To reduce side and rear yard requirements for existing structures on the site of a plat where, in unique and special circumstances, it will result in the more efficient use of land.

C. To reduce road frontages to allow culs-de-sac.

D. To reduce lot areas, widths, depths, yard sizes, lot coverage and road frontages to accomplish cluster development.

S. 1503. General criteria for cluster development.

The Planning Board may allow or require cluster development under the following circumstances:

A. The proposed development will be in harmony with the general purpose, goals, objectives and standards of the Comprehensive/Master Plan and this chapter.

B. The proposed use of the land complies with all applicable provisions of the Zoning Law, except as modified pursuant to the authority of this chapter.

C. The proposed use of the land will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety and general welfare.

D. The proposed development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property.

E. The proposed development will be served adequately by essential public facilities and services such as roads, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers and schools.

F. The proposed development will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.

S. 1504. Required clustering.

Cluster development may be required by the Planning Board to meet any one (1) of the following objectives:

A. The clustering of development will reserve open space, recreational areas, large groves of trees, watercourses and falls, beaches, historic spots, vistas and other similar assets, in furtherance of the Town of Watson Zoning Law and the Comprehensive/Master plan for the community as may now or hereafter be adopted.

B. The clustering of development with aid in the provision of road rights-of way or for the protection of future road rights-of-way in furtherance of the Comprehensive/Master Plan for the community.

C. The clustering of development will provide for the more economical and efficient provision of municipal utilities and road services.

S. 1505. Cluster development review procedure.

A. All cluster development applications either proposed by the applicant for consideration by the Planning Board or required by the Planning Board pursuant to this chapter shall include the submission of a sketch plat. Such sketch plat shall show a conventional subdivision which complies with all provisions of the zoning district in which it is located without a cluster configuration. The purpose of this plat shall be to determine the maximum number of dwelling units permissible in the parcel under the Zoning Law All lots in the sketch plat shall be buildable lots.

A. The Planning Board shall make a determination of the maximum permissible number of dwelling units prior to the acceptance of an application for a cluster development proposal.

B. After a determination of the density of the plat has been established by the Planning Board, the plat shall be reviewed pursuant to the review and approval procedure of this chapter.

S. 1506. Cluster common space.

A. The area, configuration, location, ownership, use and maintenance of residual open spaces created by clustering shall be subject to review and approval of the Planning Board.

B. Cluster open space may be made accessible to all residents of the subdivision or available for the use of the general public unless the Planning

Board finds that the size, location, type of development or cost of development or maintenance of such cluster open space or the availability of public open space would make public use undesirable or unnecessary.

C. If cluster open space is not dedicated to public use, it shall be protected by legal arrangements, satisfactory to the Planning Board, sufficient to assure its maintenance and preservation for whatever purpose it is intended. Covenants or other legal arrangements shall specify ownership of the cluster open space; method of maintenance; responsibility for maintenance; maintenance taxes and insurance; compulsory membership and compulsory assessment provisions; guarantees that any association formed to own and maintain cluster open space will not be dissolved without the consent of the Planning Board; and any other specifications deemed necessary by the Planning Board.

ARTICLE XVI - WAIVERS

S. 1601. Waivers of required improvements.

A. 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 Zoning Law.

B. 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.

(Appendix A to follow)

Appendix A

Purpose: The purpose of this Appendix is to set forth the plat requirements for both minor and major subdivisions, and shall be provided by the sub-divider to the surveyor performing the plat effort.

ll. Plat requirements: The plat shall contain the following information:

A. A title block containing subdivision name, name of town and county, date (different for each revision), scale, surveyors name/company.

B. A certification block with the following statement:

As owner I hereby certify that I have caused the land described by this plat to be surveyed, divided, mapped, dedicated, and access rights reserved as represented on the plat.

_____

Date Owner Signature

C. A stamp or seal from the surveyor (and engineer if appropriate) showing license number, and original signature of surveyor or engineer below stamp or seal.

D. The following statement for signature by the Planning Board Chairman:

Plat approved:

_____

Town of Watson Dated Planning Board Chairman

E. Notes containing any covenant and deed restrictions.

F. The plat itself should cover all of the land being subdivided, including any residual land retained by the owner, and shall meet the following requirements:

1. Scale should be not more than one hundred (100) feet per inch and not less than fifty (50) feet per inch.

2. Plat should list the name of all subdivisions and owners of record for lots immediately adjacent to the parcel being subdivided.

3. Plat should show the following boundaries, if they exist, in the area adjacent to the subdivision or on the parcel: zoning boundaries, municipal boundaries, flood hazard areas, all wetlands (not just DEC designated wetlands), property boundaries, easements, rights-of-way.

4. Plat should show parcels to be dedicated to public use and conditions.

5. Plat should show buildings, watercourses, wells, septic systems and sewer lines, wooded areas and other significant features on the parcel and adjacent parcels.

6. Plat should show contour intervals of five (5) feet [or two (2) feet when required by the Board.

7. Plat should show width and location of streets and roads, and shall indicate the names of all existing and proposed streets and roads.

8. Plat should show location of all proposed facilities.

9. Plat should show storm drainage, culverts (with sizes indicated) and arrows indicating direction of flow.

10. Plat should include details such as cross sections, plans, drains, etc.

1 1. Plat should show lot lines of all proposed lots, including bearings, distances, corners and monuments (with descriptions).

12. Plat should indicate area of each lot (not to include area inside public rights-of-way).

13. North point shall be prominently indicated on the plat and oriented to coincide with the locator map.

G. Additional markings required to be displayed on the plat. One (1) or more may be selected as determined by the Planning Board.

1. Wetlands restrictions apply.

Lot(s) _____ subject to any development, housing, building and use restrictions under Article 24, State of New York Environmental Conservation Law.

2. Floodplain restrictions apply.

Lot(s) _____ subject to any development, housing, building and use restrictions under National Flood Insurance Program.

3. Subdivision restrictions apply.

Further subdivision of Lot(s) prohibited as an agreed upon condition for approval of this plat

4. Building restrictions apply.

Lot(s) _____subject to building restrictions as an agreed upon condition for approval of this plat Restriction is as follows:

5. Water supply/sanitation certification.

All sanitation and water supply facilities are designed to meet the minimum specifications of the New York State Health Department.
Licensed engineer name _____
License number _____
Date _____

6. Certification of monumentation.

Surveyor certifies that monuments have been set as shown on the plat.

H. Special marking required. Refer to Section of the Subdivision Law.

Where applicable, a note, duly acknowledged by signature of the subdivider, stating:

Approval of this plat does not constitute town acceptance of the indicated, stated or referenced improvements.

_____ _____
Owner Date

l. Locator maps: One (1) or more locator maps shall be included on the plat to clearly locate the subdivision of interest. As a minimum, the Town of Watson map shall be used in all cases showing the general location within the town (see example in Figure 1). If additional detail is required, then a secondary locator map may be required showing additional detail in the locality of the proposed subdivision. (see example in Figure 2).

J. Conflicts of requirements: If conflicts between this Appendix A and the primary Subdivision Law occur, the Planning Board shall be contacted for resolution.

K. Waiver of plat requirements: The Planning Board may waive any of the requirements in this Appendix A in the event that the information is not applicable or necessary.

Effective: June 9, 2008