

SUBDIVISION REGULATIONS
APPENDIX I
TOWN OF ELBRIDGE
ONONDAGA COUNTY
NEW YORK

SECTION I Citation of rules and regulations

These rules and regulations shall be known and may be cited as “The Town of Elbridge Subdivision Regulations of 1983.”

SECTION II Authority and requirement of plat approval

By reason of a resolution adopted by the Town Board of the Town of Elbridge on January 8, 1972 pursuant to the provisions of Article 16 of the Town Law, the Planning Board of the Town of Elbridge has the power and authority to approve plats of a subdivision of land, with or without streets or highways with in that part of the Town of Elbridge outside the limits of any incorporated village. Such approval, in accordance with the procedures and regulations set forth below, is prerequisite to recording all plats of any subdivision of land in the office of the Onondaga County Clerk.

SECTION III Purpose

The purpose of these rules and regulations is to assure the orderly development of residential areas, the coordination of existing streets and public utilities with new services, the proper provisions of open spaces for passive and active buildings and shopping areas. The integration of all services will be of mutual benefit to the developer in providing more stable values and to the future home owner in providing the necessary services at minimum cost and maximum convenience, thereby creating conditions favorable to the health, safety, morals and general welfare of the citizens of the Town.

SECTION IV Definitions

- A. Unless otherwise expressly stated the following terms shall, for the purpose of these regulations, have the meaning indicated.
- B. Words in the singular include the plural, and words in the plural include the singular. The word “person” includes a corporation, incorporated association and a partnership as well as an individual. The word “building” includes “structure” and shall be construed as if the followed by the words “or part thereof”. The word “street” includes “road”, “highway”, and “lane”; and “watercourse” includes “drain”, “ditch”, and “stream”. The words “shall” or “will” are mandatory, and not directive; the word “may” is permissive.

Alley (or service drive) – A strip of land over which there is a right-of-way, municipally or privately owned, serving as a secondary means of access to two or more properties.

Block – An area bounded by streets.

Board - The word Board or the words Planning Board or Town Planning Board shall mean the Town of Elbridge Planning Board.

Crosswalk – A right-of-way, municipally or privately owned, at least twelve (12) feet in width, which cuts across a block to furnish access for pedestrians to adjacent streets or properties.

Cul-de-sac – A residential street with one end open for public vehicles and pedestrian access and the other end terminating in a vehicular turnaround.

Development – Synonymous with ‘subdivision’.

Developer – Synonymous with ‘subdivider’.

Double frontage lots – A lot, having at least two (2) sides fronting on separate streets, which do not intersect while adjoining the lot.

Easement – A right granted to use certain land for a special purpose not inconsistent with the general property rights of the owner.

Engineer – The duly designated Engineer of the Town of Elbridge or if there be no such official, the Engineer employed by or assigned to the Town Planning Board.

Final subdivision plat - A plan prepared for recording by a registered engineer or surveyor as required by Section IX.

Grading plan – A plan showing all present and proposed grades for storm water drainage.

Half street – One half of a street right-of-way and paving, usually with its centerline located on a property line.

Improvements – Those physical additions and changes to the land that may be necessary to produce useable and desirable lots. (Grading, paving, curbing, fire hydrants, water mains, sanitary sewers, storm sewers and drains, sidewalks, crosswalks, street shade trees, street signs, street lighting standards and monuments.) (See Section VII.)

Lot – A parcel of land intended for transfer of ownership or building development, that is presently occupied or capable of being occupied by one principal building or use and by those buildings or uses accessory to the principal buildings or uses.

Plat – A map, layout or plan of a subdivision indicating the boundaries and location of individual or proposed properties.

Preliminary Plan – A plan, showing existing features of the land and proposed street and lot layout within and adjacent to a subdivision as required by Section VIII.

Right-of-way – Land opened for use as a street, alley, or crosswalk.

Street – A general term used to describe a right-of-way, municipally or privately owned, serving as a means of vehicular and pedestrian travel, furnishing space for sewers, public utilities, and shade trees. The streets are classified by function as follows:

1. Rural street or road – A rural street or road shall be considered as one on which the majority of lots fronting thereon shall have a minimum net area of twenty thousand (20,000) square feet, and a minimum frontage of one hundred (100) feet.
2. Local residential street – A street used as the principal means of access to adjacent residential properties serving only a comparatively small number of dwellings.
3. Collector street or road – A street or road connecting local residential streets to each other, to community facilities, and to primary to major thoroughfares, serving only neighborhood traffic.
4. Primary or major thoroughfares – A street connecting district centers, serving large volumes of through fast traffic, preferably located outside or bounding the residential neighborhoods.

Subdivider – A person who is the registered owner, or authorized agent of the registered owner, of land to be subdivided.

Subdivision - A division of any part, parcel or area of land by the owner or agent either by lots or by metes and bounds into lots or parcels two or more in number for the purpose of conveyance, transfer, improvement or sale. [Amd. Res. July 7, 1993 by deleting last sentence.]

1. Minor subdivision – Any subdivision containing no more than two (2) lots, each of which is at least the minimum size as permitted by the Zoning

Law, each fronting on an existing public street, not involving a new street or an extension of municipal facilities, not adversely affecting the development of the remainder of the parcel or adjoining properties, and not in conflict with any portion of the Master Plan.

2. Major subdivision – Any subdivision not classified as a minor subdivision.

SECTION V Procedures

A. General requirements.

The Board must hold a public hearing, and all required improvements must be completed, before a plat of a subdivision receives a final approval, thus permitting the plat to be recorded in the Onondaga County Clerk's office. In the alternative, the Board shall give final approval to a plat before completion of such improvements if their installation is assured through an approved performance bond.

B. Summary of Procedure

The Subdivider shall develop his or her proposed plat and present it for final action by the Board, in the following consecutive steps:

1. The Subdivider shall present and discuss a rough sketch of his or her proposed subdivision at an informal meeting with the Board.
2. The Subdivider shall present a preliminary plan and other required data for consideration and advice by the Board.
3. The Subdivider shall submit a formal application for approval of the final plat upon which the Board will hold its public hearing and thereon approve, modify and approve, or disapprove such plat.

C. Informal meeting and rough sketch.

The Board will meet informally with the Subdivider to discuss the proposed subdivision and make available to him or her its knowledge of development activities and requirements. A written request for such informal meeting shall be filed with the Town Clerk. The Subdivider will receive at least five (5) days advance notice of the time and place of the informal meeting which shall take place not later than the second regular meeting of the Board after filing of the request. The Subdivider shall present sketch plans at such informal meeting, which shall roughly indicate contours, street and lot locations and future development of the total surrounding area owned or controlled by the Subdivider. It is recommended that no detailed engineering work be done until after such informal meeting.

At this meeting the board will determine the classification, major or minor, of the subdivision. If the subdivision is classified and approved as a minor subdivision, a notation to that effect will be made on the sketch plan. No further submission of documents or postings of bonds shall be required from the Subdivider after such action, except that the subdivision may be recorded with the County Clerk as provided in Subdivision L of this Section.

If the subdivision is classified as a major subdivision by the Planning Board, a notation to that effect shall be made on the sketch plan, which will be returned to the Subdivider for compliance with all other applicable Sections of these regulations.

D. Preliminary plan.

After informal consideration with the Board of his or her rough sketches, the Subdivider shall file with the Town Clerk a preliminary plan of the proposed subdivision which shall include all the layouts, plans, and data, and which shall be in the form specified in Section VIII. Within forty-five (45) days after such filing, the Board shall hold a public hearing and within forty-five (45) days after the date of such hearing notify the Subdivider in writing of any specific changes which may be required in such plan as provided in § 276 (3) of the Town Law. The Board and the Subdivider shall then meet to discuss informally such preliminary plan and such specific changes, if any may be required.

If the subdivision consists of five (5) or more lots, the Subdivider, during the preparation of the preliminary plan, shall discuss the sewer and water provisions of such plan with the Onondaga County Department of Health, whose approval is required by these regulations.

Application for approval of the preliminary plans shall be filed by the Subdivider on forms available at the office of the Town Clerk.

E. Formal application.

The Subdivider's formal application for approval of the final plat shall be in writing and submitted to the Board by filing it in triplicate with the Town Clerk. The application shall contain, in the form specified in Section IX and in precise detail, all of the data and material specified in said Section and shall be done in compliance with § 276 (3) of the Town Law.

F. Public hearing.

The Board shall hold a public hearing with respect to such final plat within forty-five (45) days after the time of submission of such plat for approval which hearing shall be advertised in a newspaper of general circulation in the Town of

Elbridge at least five (5) days before such hearing unless waived by the Planning Board pursuant to § 276 (4) of the Town Law.

G. Action of Board.

Upon holding the public hearing, or filing of the final plat of no hearing is held, the Planning Board may thereupon approve, modify and approve, or disapprove such plat. The approval, or the refusal to approve, shall take place within forty-five (45) days from after the time of the hearing for the approval or disapproval of the plat or filing if no hearing is held.* In the event that such plat shall not have been disapproved within the time prescribed thereof, such a plat shall be deemed to have been approved and the certificate of the Elbridge Town Clerk as to the date of submission or hearing for the approval or disapproval of the plat as the case may be and the failure to take action thereon within such time, shall be issued on demand and shall be sufficient in lieu of written endorsement or other evidence of approval herein required. The ground of refusal of any plat submitted shall be stated upon the records of the Planning Board.

In the event of approval, there shall be stated the precise conditions of the approval, including the improvements to be required and the amount of the performance bond which may be furnished in lieu of the complete installation of such improvements. The Planning Board may waive, subject to appropriate conditions and guarantees, for such period as it may determine, the provision of any or all such improvements as in its judgment of the special circumstances of a particular plat or plats are not requisite in the interest of public health, safety and general welfare, or which in its judgment are inappropriate because of inadequacy or lack of connecting facilities adjacent or in proximity to the subdivision.

Prior to granting its approval, the Planning Board may permit the plat to be subdivided into two (2) or more sections and may impose such conditions upon filing of the sections and may deem necessary to assure the orderly development of the plat. Approval of the sections, subject to any conditions imposed by the Board, shall be granted concurrently with the approval of the plat.

H. Time limit for filing.**

The approval by the Planning Board of a plat showing lots, blocks or sites, with or without streets or highways, or the approval by the Board of the development of a plat or plats already on file in the office of the Onondaga

*Before final approval can be given, however, compliance with SEQR must be completed. See Chapter 34 of this Municipal Code.

**See Town L § 276 (7)

County Clerk, or the certificate of Elbridge as to the date of submission for which no hearing was duly held, or the date of the hearing for the approval or disapproval of such plat, as the case may be, and the failure of the Planning Board to take action thereon within the time prescribed, shall expire sixty (60) days from the date of such approval or of such certificate, unless within such sixty (60) day period such plat or a section thereof shall have been duly filed or recorded by the owner in the office of the Onondaga County Clerk.

If the owner shall file only a section of an approval plat within such sixty (60) day period, such section shall encompass at least ten (10%) percent 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 before the expiration of the exemption period to which such plat is entitled under the provisions of the Subdivision 2 of Section 265-A of the Town Law. In the event the owner shall file only a section of such approved plat in the office of the Onondaga County Clerk, the entire approved plat shall be filed within thirty (30) days of the filing of such section with the Elbridge Town Clerk.

I. Performance bond.

1. Any performance bond furnished in lieu of the installation of the required improvements shall be in the amount fixed by the resolution of the Board, shall be secured by such deposit of Subdivider or issued by such bonding or security company as shall be approved by the Town Board and shall be approved by the Town Attorney as to form, sufficiency and manner of execution. The bond shall assure the complete installation of the required improvements within such period, not longer than three (3) years, as shall be fixed by the Board. The Board, with consent to all parties of the bond, may extend such period upon written application of the Subdivider filed with the Town Clerk prior to the expiration of such period or upon its own motion at any time prior to a declaration of a default in the bond by the Town Board.

2. The Board, with the approval of the Town Board and upon finding wither that the extent of building development that has taken place in the subdivision is not sufficient to warrant reductions in the face amount of such bond, may modify its requirements. Such modification shall not take place until after a public hearing of which notice is published as provided in Subdivision F of this section.

3. Except as provided in the preceding Paragraph, the bond shall be released only upon complete installation of the required improvements and the submission of the certificate "as-built" drawings as required in Section IX (8).

4. If the required improvements are not completely installed within the period fixed or extended by the Board, the Town Board may declare the performance bond in default and collect the amount payable thereunder. Upon receipt of such amount, the Town shall install such improvements as were covered by the bond and are commensurate with the extent of building development which has taken place in the subdivision, not exceeding in cost, however, the amount collected upon this bond.

J. Offers of cession.

The Subdivider shall tender offers of cession in a form certified as satisfactory by the Town Attorney of all land included in streets, highways or parks, not specifically reserved by him or her, but approval of the plan by the Planning Board shall not constitute an acceptance by the Town of the dedication of any street, highway, park or other public open space.

K. Inspection

The installations, improvements and development of any subdivision shall be subject to inspection at all stages by representatives of the Board or the Town of Elbridge and for such purpose, free access shall be accorded, and requested information shall be promptly submitted.

L. Filing of approved subdivision plat.

Upon completion of all requirements set forth in the action approving the final plat, the plat shall be properly signed by the appropriate officers of the Planning Board and may be filed by the applicant in the office of the County Clerk.

SECTION VI Development design standards

A. General requirements

In the layout, development and improvement of a subdivision, the Subdivider shall comply with all standards, specifications, codes and ordinances of the Town; and in addition, he or she shall meet, as minimums, the standards of design and principles of land subdivisions set forth in this section.

B. Flood land*

Land subject to flooding and land deemed by the Planning Board

*See Chapter 31, Flood Plain Management.

To be uninhabitable shall not be platted for residential occupancy, nor for such other uses as may involve danger to health, life or property or aggravate the flood hazard, but such land within the area of the plan shall be set aside for such use as shall not be endangered by periodic or occasional inundation.

C. Streets and roads.

1. Street system.

- a. The development plan shall conform to such plan or plans for the town as shall have been prepared and adopted by the Planning Board.
- b. Local residential streets in a new development shall be so laid out as to discourage through traffic, but provision for the extension and continuation of major streets into and from adjoining areas is required. If the subdivision abuts a present or proposed primary or major thoroughfare, marginal interceptor streets running parallel to the thoroughfare should be provided.
- c. At all times, the street layout should be logically related to the topography of the land.
- d. Where the center lines of minor streets opening into opposite sides of a major thoroughfare are within two hundred (200) feet of each other, they shall be made to coincide by curving or angling the minor streets.
- e. If the lots resulting from the original development are large enough for re-subdivision, or if a portion of the tract is not subdivided, suitable access and street openings for such an eventually shall be provided.
- f. Cul-de-sacs in the local street system shall not exceed five hundred (500) feet in length and must be designed with a turn-around having an outside roadway diameter of at least one hundred twenty-five (125) feet, and a street property line diameter of at least one hundred forty-five (145) feet.
- g. Intersecting minor and secondary streets leading from the same subdivision shall not empty into the same side of a major thoroughfare at intervals less than eight hundred (800) feet.

2. Street alignment.

- a. The minimum radius at the center line for curves on primary roads or major thoroughfares shall be five hundred (500) feet; for collector streets or roads, three hundred (300) feet; and for local residential streets and rural streets and roads, one hundred fifty (150) feet.
- b. Except for local residential streets and rural streets and roads, there shall be a tangent of at least one hundred (100) feet measured at the center line between reverse curves.
- c. Proper sight distances should be provided with respect to both horizontal and vertical alignment. Measured along the center lines, the sight distance should be four hundred (400) feet for primary roads or major thoroughfares, two hundred (200) feet for collector streets or roads, and one hundred (100) feet for local residential streets and rural streets and roads.
- d. Proper sight lines should be maintained at all intersections of streets. Measured along the center line, there should be a clear sight triangle of seventy-five (75) feet from point of intersection. No present or future building or obstruction shall be permitted in this area.

3. Street grades.

- a. There shall be a minimum grade of at least three quarters of one percent (0.75%) on all streets and roads; a maximum grade of six (6%) percent on primary roads, major thoroughfares and collector streets or roads; and ten (10%) percent on local residential streets and rural streets and roads for maximum distances of fifteen hundred (1,500) feet.
- b. Vertical curves shall be used in changes of grade exceeding one (1%) percent, and should be designed for maximum visibility. Intersections shall be approached on all sides by leveling areas. Such leveling areas shall extend for a distance of one hundred (100) feet from the point of intersection of the center lines of the intersecting streets and within which no grade shall exceed a maximum of three (3%) percent in any direction. The grade of actual intersections shall not exceed one (1%) percent in any direction.

4. Street widths.
 - a. Minimum street and pavement widths shall be as shown in the accompanying chart of typical street cross sections.
 - b. Additional widths may be required by the Planning board upon finding that the same are required for (1) Public safety and convenience; (2) Parking in commercial or public use areas; (3) Old roads which do not provide the proper widths, and where as a consequence, additional dedication is necessary.
5. Street intersections.
 - a. Multiple intersections involving the junction of more than four (4) roadways shall be avoided, and when such avoidance is impossible, such intersection shall be designed with extreme care for both vehicular and pedestrian safety.
 - b. Right angle intersections shall be used whenever practicable, especially when local residential streets and rural streets and roads empty into major or collector thoroughfares and there shall be no intersection angle measured at the center line, of less than seventy-five (75) degrees.
 - c. Street curb intersections shall be rounded by tangential arc with a minimum radius of twenty (20) feet for local residential streets and rural streets and roads and thirty (30) feet for intersections including collector streets or roads and primary roads or major thoroughfares.
6. Other requirements.
 - a. The dedication of half streets at the edge of a new subdivision is prohibited. If circumstances render this impracticable, adequate provision for the concurrent dedication of the remaining half of the street must be furnished by the Subdivider. The existence of a half street in an adjoining subdivision will require the provision of the remaining half in the proposed subdivision.
 - b. Reserve strips controlling access or egress are prohibited. New streets shall be provided through the boundary lines of the development especially if it adjoins acreage.

- c. Streets that are extensions of, or obviously in alignment with existing named streets shall bear the names of existing streets; subject to the approval of the Planning Board. Street names shall be cleared with the County Highway Department and the representatives designated by the Town Board to avoid duplication or use of similarly sounding names.
- D. Blocks and lots.
 - 1. Blocks.
 - a. All blocks in a subdivision shall have a minimum length of at least five hundred (500) feet with a maximum length of sixteen hundred (1,600) feet. Such blocks containing individual lots shall be at least two (2) lots depths in width. Modifications of the above requirements are possible in commercial and industrial developments.
 - b. In large blocks with interior parks, in exceptionally long blocks, or where access to a school or shopping center is necessary, a crosswalk with a minimum right-of-way of twelve (12) feet and a paved walk six (6) feet in width shall be provided.
 - 2. Lots.
 - a. The minimum lot size and frontage shall be controlled by the provisions of this Chapter, the Zoning Law of the Town of Elbridge as amended or as may be amended. Notwithstanding the provisions contained therein, where a well and septic tank with tile field occur on a single lot and provide it with its water supply and sewage disposal facilities, the area of such a lot not be less than twenty thousand (20,000) square feet in area per dwelling unit contained thereon, and not less than one hundred (100) feet in width at the building line.
 - b. All corner lots shall be one and one half (1,1/2) times the minimum width of the interior lots of the same block. All lots shall abut on a street, but double frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten (10)

feet across which there shall be no right of access shall be provided along the line of lots abutting such traffic artery or their disadvantageous use. All lots lines shall be at right angles to the street, or to a tangent of the arc of a curved street. If, after a subdividing, there exists remnants of land, they shall be included in proposed or existing lot areas.

E. Building lines, utilities and alleys.

1. Setbacks.

The minimum building set-back shall be controlled by the provisions set forth in the Zoning Law of the Town of Elbridge as amended or as may be amended.

2. Utilities.

If sewers, water, gas, electrical, street lighting or other public utility facilities are to be located within street right-of-ways, their location and installation shall be coordinated so that they may be added to, repaired or enlarged at minimum cost. The Subdivider shall install underground service connections to the property line of each lot before the street is paved.

If easements are used at the rear of lots to provide such facilities, and easement shall be required having a minimum width of at least thirty (30) feet (where lots back up to each other, this would require a fifteen (15) foot easement from each lot).

3. Alleys

Alleys are prohibited in residential developments. In commercial or industrial districts without expressly designed loading areas, alleys with a minimum width of twenty-two (22) feet shall be required. Where such alleys deaden, they shall be provided with a turn-around having an outside diameter of not less than seventy-five (75) feet.

F. Dedication and reservations for public land use.

1. The Planning Board may require the dedication or reservation of an area for a proposed park, playground or other public use within a subdivision in those cases in which the Planning Board deems such requirements to be reasonable.

2. Where deemed essential by the Planning Board, upon consideration of the particular type of development proposed in the

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

3. Areas for parks and playgrounds shall be of reasonable size for neighborhood playgrounds or other recreation uses. No arbitrary percentage of area shall be insisted upon by the Board, but in general, developers should set aside not less than ten(10%) percent of the area for these purposes.

SECTION VII Required improvements

The following is a complete list of required improvements to be installed by the Subdivider:

A. Street grading.

All streets shall be graded to the grades shown on the street profile and cross-section plans as submitted and approved with the preliminary plan. They shall be inspected and checked for accuracy by the Town or its representatives.

B. Pavement

All pavement for rural streets or roads, local residential streets, and collector streets or roads shall be installed as shown on the preliminary plan.

All pavement shall conform to the standard specifications as adopted by the Town Board of the Town of Elbridge.

Curbs shall be required on both sides of all local and residential streets and collector streets and roads, and shall be constructed in accordance with standard specifications as adopted by the Town Board of the Town of Elbridge.

C. Sidewalks

1. Sidewalks shall be installed on one or both sides of a street or road as the Board may require, depending on local conditions of public safety.

2. Sidewalks shall be constructed in accordance with standard specifications as adopted by the Town of Elbridge Town Board.

D. Storm and surface drainage.

All storm sewers and drainage facilities such as gutters, catch basins, bridges and culverts shall be installed and the land graded for adequate drainage as shown on the grading plan submitted and approved with the preliminary plan. These also shall be inspected and checked for adequacy by the Town or its representatives.

E. Sewers

All necessary mains and laterals for connection from the lots to the public sewage system as shown on the preliminary plan shall be installed by the Subdivider. If public disposal is not available and the sewage treatment is on a project or individual lot basis, such private facilities must be installed by the Subdivider under direct supervision of the Onondaga County Department of Health when five or more lots are involved.

Such officer or representative will require percolation tests, soil samples and other data to determine the size and extent of facilities needed. During installation of such facilities, and before final coverage the County Health Officer and his or her representatives shall make inspection to assure that all requirements and specifications have been met. They shall be granted free access to the development area at all times during this period and such officer or representative will then issue a certificate of approval to the Town Planning Board as a requirement of the final plan approval.

No septic tank tile field or other effluent disseminating system shall be located nearer a drilled well than one hundred (100) feet.

In areas not presently served by public sanitary sewers, the Board may require, in addition to installation of temporary individual on-site sewage disposal facilities, the installation and capping of sanitary sewer mains and house connections if studies of the Board indicate that extension of public sanitary sewer trunks or laterals to serve the property subdivided appears probable or necessary to protect the public health.

F. Water.

All water mains and lines, as shown on the preliminary plan shall be installed from each lot to the municipal supply. Where no public supply is available, it must be furnished by the Subdivider on a project or individual lot basis. If wells are installed on each lot, and the lot also contains its own sewage disposal facilities, the well shall not be drilled, cased, installed and located under the supervision of the County Health Officer or representative when five (5) or more lots are involved. Such officer or representative shall inspect and check the well installation for

conformance to standards, shall ascertain an ample supply of pure water and shall issue to the Planning Board a certificate of approval as a requirement to a final plan approval.

If public water is to be used, a letter of intent from the service company must be filed with the Board. The letter must state:

1. That the subdivision can be served with an adequate water supply;
2. That sufficient static and flow pressures for fire protection are available at peak demand;
3. The proposed pipe sizes must be stated.

If a private on-site well is to be used as a water supply for the subdivision:

1. Each individual well must have a minimum proven flow of three (3) gallons per minute and where the proven flow is under fifteen (15) gallons per minute, such well must be equipped with one hundred (100) gallon reserve tank.
2. There must be a flow pressure of twenty (20) pounds at the point of entry into the house.

G. Planting.

Adequate tree planting shall be completed by the Developer. Trees shall be a minimum of thirty-five (35) feet and a maximum of fifty (50) feet apart. Tentative tree species will be indicated on the preliminary plan. Trees shall not be less one and one-half (1, ½) inches in diameter at the base at the time of planting. They shall be planted in the lawn area. Trees must be adequately supported by guy wires until firmly rooted. The following species will not be permitted: elm, poplar, and willow.

H. Monuments.

Permanent reference monuments of precast concrete or durable stone, thirty (30) inches by six (6) inches or the equivalent thereof, shall be set at final grade at all corners and angle points of the boundaries of the original tract to be subdivided; and at all street intersections, and such intermediate points as may be required. All lot corner markers shall be at least a three-quarter (¾) inch metal pin with a minimum length of twenty-four (24) inches, permanently located in the ground to final grade.

I. Street signs.

Permanent street signs, of the same specifications as those of the Town Highway Department, showing names of the intersecting streets shall be erected at each intersection.

SECTION VIII Preliminary plan

The Subdivider shall submit to the Planning Board a preliminary plan of the proposed subdivision, complete topography of the area at two (2) foot contour intervals, unless otherwise specified by the Planning Board, and separate grading plan showing drainage, street profiles and cross sections. These shall all be submitted in triplicate (one white cloth and two black and white paper prints) at a scale not less than one hundred feet to the inch (100' = 1") and shall contain the following information:

1. Proposed subdivision name or identifying title and the tract in which the subdivision is located.
2. The name and address, personally signed, of the record owner, Subdivider if other than the owner, and designer of preliminary plan in India ink.
3. Deed description and map of survey of tract boundary made and certified by a licensed surveyor to be closed and balanced traverse and showing the location of property lines, existing easements, buildings, watercourses and other essential features.
4. The names of all subdivisions immediately adjacent and the names of owners of record for adjacent acreage.
5. The location and size of any existing sewers, water or gas mains, culverts and drains on the property to be subdivided.
6. Key plan showing location of the tract with respect to surrounding property and streets within one thousand (1,000) feet. All property held by the applicant in the area should be identified.
7. Sanitary sewers shall be detailed as follows:
 - a. Plan and profile of all sewers showing all special features such as inverted siphons, extra strength pipe, sewer bridges, steam crossings, etc.
 - b. Figures showing manhole stationing, size of sewers, surface and sewer invert elevations at manholes, and grade of all sewers between two adjacent manholes must be shown on the

profiles. When there is question of the sewer being sufficiently deep to serve any residence, the elevation and location of the basement floor shall be plotted on the profile of the sewer which is to serve the house in question. The Subdivider's engineer shall certify that all sewers are sufficiently deep to serve adjacent basements except where otherwise noted on the plans.

c. Details of all ordinary sewer appurtenances such as manholes, drop manholes, inspection chambers, inverted siphons as well as any special appurtenances or structures such as regulators, tide gates, sewer bridges, pumping stations, etc.

d. Detailed plans of all sewer sections except standard pipe, clearly shown as such, must accompany the plans. Details of cradling and encasement must also be shown.

e. A summary design data and Onondaga County Health Department standard percolation data for all sewers and for pumping stations or any similar facilities must accompany the plans. Provide percolation test data for each lot.

8. Storm drainage and sewers shall be detailed as follows:

a. All details required for sanitary sewers shall be required for the collection and disposal of surface drainage.

b. Details of catch basins, open channels, culverts, conduits, ditches and headwalls.

c. Design and construction details for the ultimate disposal of storm waters.

d. Design and construction details for any method of lowering the ground water table with a drainage system.

e. A summary of design data for all storm drainage must accompany the plans.

9. The width, location, grades and street profile of all proposed streets or other public ways.

10. Location, names and existing widths of present and proposed streets, highways, easements, building lines, alleys, parks and other public open spaces.

11. Typical cross sections of the proposed grading of the roadways and sidewalks, and the topographic conditions. Additional cross sections at points where cut or fill exceeds three (3) feet or multiples of three (3) feet.
12. Zoning regulations for the area with zoning district boundaries affecting the area. All parcels of land proposed to be dedicated to public use and the conditions of such dedication.
13. Date, scale and true north point.
14. All proposed lot lines with approximate dimensions and building set-back lines.
15. The proposed location of and type of sidewalks; the location and species of trees; the location, size and types of curbs and gutters; the location and size of water, gas and electrical mains and lines; and the character, width and depth of pavement and sub-base.
16. All necessary easements to service public areas.
17. When and if the subdivision covers only a portion of the Subdivider's entire holding, a sketch of the prospective future street system of the entire area shall accompany the preliminary plan. In addition, the sketch shall show all perspective sewer and drainage facilities with sizes, slope, location and area served.
18. All preliminary plans must be submitted at one of the following sizes or multiples of these sizes: 17" x 22"; 22" x 34"; 34" x 44".

A suitable border line shall be placed on all drawings with a margin of not less than one-half (1/2) inch on all sides.

SECTION IX Final subdivision plat

The Subdivider shall submit the final subdivision plan and street profiles clearly and legibly drawn in India ink, on tracing cloth. These shall be original drawings or prints on the tracing cloth at a scale of not less than one hundred feet to the inch (100" – 1"). IN addition to the tracing cloth drawings there shall be submitted four prints on cloth of the plans and profiles. The final plan shall include the following:

1. Proposed subdivision name or identifying title and the name of the tract in which the subdivision is located; the name and address of the record owner and Subdivider; the name, license number and seal of the registered professional engineer or surveyor.

2. Street signs, pedestrian ways, lots, reservations, easements and areas dedicated to public use.
3. Sufficient data to determine readily the location, bearing and strength of every street, lot line, boundary line and to reproduce such lines upon the ground.
4. The length and bearing of all straight lines, the deflection angles, radii, length of curves and central angles of all curves, tangent distances and tangent bearings shall be given for each street. All dimensions of the lines of each lot shall be shown in feet and decimals of a foot. The property boundaries, location, scale and north points shall also be shown.
5. The final plan shall also show proper designation thereon all public open spaces for which deeds of dedication shall bear the certificate of approval of the Town Attorney as to their legal sufficiency.
6. Lots within the subdivision shall be numbered and lot areas in square feet shall be shown.
7. Permanent reference monuments shall be shown thus, "X". All lot corner markers shall be shown thus "O".
8. "As built" drawings, certified by the Subdivider's engineer, showing that sanitary sewers, storm drainage facilities, manholes, house lateral stubs, and all other underground facilities were constructed by the developer in accordance with the approved preliminary plan or in accordance with waivers thereof approved by the Board.
9. Certification of approval by the Onondaga County Department of Health and other appropriate public agency, when and where required, as well as such other certificates, affidavits, endorsements or other agreements as may be required by the Planning board in the enforcement of these regulations.

SECTION X Variances

A. Hardships.

Where the Planning board finds that because of unusual circumstances of shape, topography or other physical features of the proposed subdivision or because of the nature of the adjacent development – extraordinary hardship may result from strict compliance with these regulations, it may waive the regulations so that substantial justice may be done and the public interest secured; provided that no such waiver shall be granted which will have the effect of nullifying the intent and purpose of these

regulations, or any other pertinent rules, regulations, local laws or ordinances of the Town of Elbridge.

B. Large scale development.

The standards and requirements of these regulations may be modified by the Planning Board in the case of a plan and program for a new complete community or a neighborhood unit, which in the judgment of the Planning Board provide adequate public spaces and improvements for the circulation, recreation, light, air and service needs of the tract when fully developed and populated, and which also provide such covenants or other legal provisions as which will assure conformity to and achievement of the plan.

C. Conditions.

In granting variances and modifications, the Planning Board may require such conditions as will in its judgment, secure substantially the objectives of the standards or requirements so varied or modified.

SECTION XI Amendments

The rules and regulations as set forth above may be amended, altered, or revised by the Planning Board from time to time, after public hearing and subject to the approval of the Town Board.

SECTION XII Authority to sign subdivision plats

The Chairman and the Secretary of the Planning Board, or in their absence the Acting Chairman and the Acting Secretary, are hereby authorized to sign approved subdivision plats.

SECTION XIII Validity

Should any Section or provision of these rules and regulations be declared by a court of competent jurisdiction to be invalid, such decision shall not effect the validity of the rules and regulations as a whole, or of any other part thereof.

SECTION XIV Fees

Town of Elbridge subdivision fees:

Preliminary filing and administrative fees	\$200.00
Per lot fee	\$ 30.00
Final approval	\$100.00

SECTION XV Conflict with state laws

In case of conflict of any of these rules and regulations with any State law, the provisions of such State law shall prevail.