

§ 230-126. Streets.

- A. Conformance to Official Map. New subdivisions, insofar as possible, shall conform to the Board's established Official Map.
- B. Relation to adjoining street system. The arrangement of streets in a new subdivision shall, in general, provide for the continuation of the principal existing streets in the adjoining allotment or their proper projection when adjoining property is not subdivided. In general, such streets shall be at least 50 feet wide. Greater width may be required for certain streets which are expected to be used as principal streets. In addition, 10 feet must be added on each side of any street designed or zoned for business. Names of streets must be indicated and must be approved by the Board of Trustees.
- C. Streets deflecting within the block. In general, street lines within any block deflecting from each other at only one point more than 10 degrees shall be connected with a curve, the radius of which for the inner street line shall not be less than 350 feet. The outer street line shall be parallel to such inner street line. Reverse curves must be connected by tangents wherever possible. Visibility on curved streets must be maintained for a distance of 300 feet at the center line of the street by suitable setback restrictions.
- D. Corner curves. Street-line corner curves shall be provided which have a minimum radius of 20 feet.
- E. Dead-end streets. Except where future continuation is impossible, dead-end streets shall not be approved unless a turnaround roadway with a minimum radius for the outside curb of 30 feet is provided at the closed end. Such dead-end streets shall not be longer than 500 feet.
- F. Grades. Streets shall be so arranged that grades shall not exceed 10%. The minimum grades shall not be less than 1%. A variation from these requirements may be made to meet the existing conditions of exceptional topography, if approved by the Planning Board.
- G. Block lengths. Intersecting streets shall be laid out at such intervals that block lengths between street lines are not more than 700 feet, except where existing conditions justify a variation from this requirement, in which case an adequate pedestrian easement shall be provided near the center of the block.
- H. Block widths. The widths of blocks shall generally be not less than 180 feet nor more than 400 feet.
- I. Tree planting. Shade trees shall be planted on each side of each street, between the sidewalk and the property line, at maximum intervals of 50 feet, the species and location of which are to be approved by the Planning Board in consultation with the Superintendent of the Department of Public Works and pursuant to the guidelines of Ch. 208 Street/Public Trees. The maximum possible number of existing trees should be preserved.¹
- J. Approval of street layouts. The layout of streets, roads and/or other ways and/or the design, arrangement, etc., of any and all features pertaining thereto, including the planting of trees, shrubs, bushes and/or other vegetation and/or the placing of any other objects, decorative or otherwise, in sidewalk and lawn spaces or elsewhere in connection with said streets shall be

^{1.} ~~Editor's Note: See also Ch. 208, Trees.~~

subject to the approval of the Planning Board.

§ 230-133. Preliminary plan requirements.

- A. Application by an owner or his authorized representative for approval of plans, plots and descriptions showing the layout of proposed highways and streets on private property or of proposed building lots in connection with and in relation to such proposed highways or streets or to existing streets shall be made, in writing, to the Planning Board. Such application shall be accompanied by two copies of a preliminary sketch plan which first shall be approved by such Board before submission of a final plan.
- B. Such preliminary plan shall be drawn at a scale of at least 50 feet to the inch, shall extend 300 feet around the plot, and shall show:
 - (1) The location of property lines (with their dimensions and angles), buildings and structures, existing and proposed surveyor's monuments, watercourses, railroads and other existing features.
 - (2) The location, width and names of existing and proposed streets, alleys, easements, lots, blocks and their dimensions, building lines and similar facts regarding the property in question and that immediately adjacent.
 - (3) The title under which the proposed subdivision is to be recorded, with the name of the owner and engineer or surveyor (with the state license number of the engineer or surveyor).
 - (4) The property boundary lines of the adjacent and/or neighboring tracts, whether laid out as subdivisions or not, with the names of such tracts and/or subdivisions or the names of the owners thereof.
 - (5) The location of any existing sewers and water mains, culverts, drain pipes and gas and electric lines on the property to be subdivided.
 - (6) A contour map showing contours at intervals of not more than five feet.
 - (7) The use, height and area restrictions of the district or districts in which the land to be subdivided falls, according to Chapter 230, Zoning.
 - (8) All parcels of land proposed to be dedicated to the public use, if any.
 - (9) The total area in acres and net area of lots, streets and parks.
 - (10) A cross section of the proposed grading for roadways and sidewalks under special or unusual topographic conditions.
 - (11) Date, magnetic North or true North point and graphic scale, with datum dimensions in feet and hundredths of a foot. If magnetic North point is given, the deviation and date must be given.
- C. A key map showing the relation of the subdivision to the surrounding territory must be filed at a scale of 400 feet to the inch or less, with map numbers as recorded in the office of County

Registrar.

- D. The subdivider shall coincidentally when submitting the preliminary plan also furnish a statement signed by him to the Board, reciting:
- (1) The nature and extent of the street improvements which he proposes to install.
 - (2) The names and/or designation, nature and extent of any recreational features, parks or playgrounds to be provided, if any, and whether or not and under what conditions they are to be dedicated to the Village.
 - (3) That he is able and willing and will proceed forthwith to file a map of record of his subdivision or such part thereof as he may wish to put on the market and will install all monuments in such sections shown on such map of record, in such manner and at such times as the Planning Board may designate.
- E. A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Chapter 196, Article I, Stormwater Management and Erosion and Sediment Control, shall be required for any preliminary subdivision plat approval that qualifies as or authorizes a land development activity as defined in Chapter 196, Article I. The SWPPP shall meet the performance and design criteria and standards in Chapter 196, Article I. The approved preliminary subdivision plat shall be consistent with the provisions of Chapter 196, Article I. **[Added 7-16-2007 by L.L. No. 3-2007]**
- F. The tentative approval of the preliminary plans by the Planning Board shall not constitute an acceptance of the plan of the subdivision but shall be merely a general approval of the layout submitted.

§ 230-134. Final plan requirements.

- A. After the approval of the preliminary plan, the owner of the property or his authorized representative shall prepare a final record or subdivision plan not later than two months after such approval. This plan shall contain complete data regarding the facts required in the following subsections:
- (1) All final plans shall be drawn upon tracing cloth in sheets 32 inches wide by 40 inches long and to a graphic scale of 50 feet to an inch. Exceptions are to be made only with permission of the Planning Board; provided, however, that when more than one sheet is required, an index sheet of the same size shall be filed showing the entire subdivision on one sheet with block numbers (lot numbers on separate sheet).
 - (2) It shall comply with any and all provisions for these regulations affecting plans of subdivisions and/or the submission of them to the Planning Board and, in particular, with the provisions of this article relating to preliminary plans, § 230-133.
 - (3) Any other private restrictions to be embodied in the deeds of sale should accompany the final plan.
 - (4) It shall include a profile for each proposed street, alley and/or other way, showing grades approved by the Planning Board.

- (5) It shall include the following certificate, which shall be inscribed with waterproof black India ink and shall be properly signed:

"I _____ a licensed (engineer or land surveyor) of the State of New York, do hereby certify that this plan correctly represents the lots, land, streets, alleys and highways as surveyed and plotted by me for the owner or agent.

Date _____ Signature _____" (Seal)

- (6) A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Chapter 196, Article I, Stormwater Management and Erosion and Sediment Control, shall be required for any final subdivision plat approval that qualifies as or authorizes a land development activity as defined in Chapter 196, Article I. The SWPPP shall meet the performance and design criteria and standards in Chapter 196, Article I. The approved final subdivision plat shall be consistent with the provisions of Chapter 196, Article I. **[Added 7-16-2007 by L.L. No. 3-2007]**