

LEGAL NOTICE

TOWN OF NANTICOKE

NOTICE OF PUBLIC HEARING ON LOCAL LAW

NOTICE IS HEREBY GIVEN that there has been duly presented to the Town Board of the Town of Nanticoke on JUNE 13, 1996 a Local Law Amending Local Law No. 1 -1980 entitled, "Town of Nanticoke Land Subdivision Regulations".

Said amended Local Law amends Sections 6.1.2, 7.1.2 and 8.1.3 and provides as follows:

Section 6.1.2. All submissions for Final Plat review shall be accompanied by a fee of Fifty Dollars (\$50.00) payable to the Town of Nanticoke.

Section 7.1.2. Submission of this information shall be accompanied by a fee of One Hundred and Fifty Dollars (\$150.00) payable to the Town of Nanticoke plus all legal and engineering fees incurred, on behalf of the Town of Nanticoke in consideration of each Plat review. The time of submission shall be considered to be the date on which the Preliminary Plat, complete with attendant documents and fees has been submitted to the Town Clerk.

Section 8.1.3. All submissions for Final Plat review shall be accompanied by a fee of Seventy-five Dollars (\$75.00) payable to the Town of Nanticoke plus all legal and engineering fees incurred on behalf of the Town of Nanticoke in consideration of each Plat review.

This local law shall take effect immediately.

NOTICE IS HEREBY FURTHER GIVEN that the Town Board of the Town of Nanticoke will conduct a public hearing on the aforementioned

LOCAL LAW AMENDING LOCAL LAW NO. 1 OF 1980
TOWN OF NANTICOKE LAND SUBDIVISION REGULATIONS

Be it enacted by the Town Board of the Town of Nanticoke as follows:

Sections 6.1.2, 7.1.2 and 8.1.3 of Local Law No. 1 of 1996 be and hereby are amended as follows:

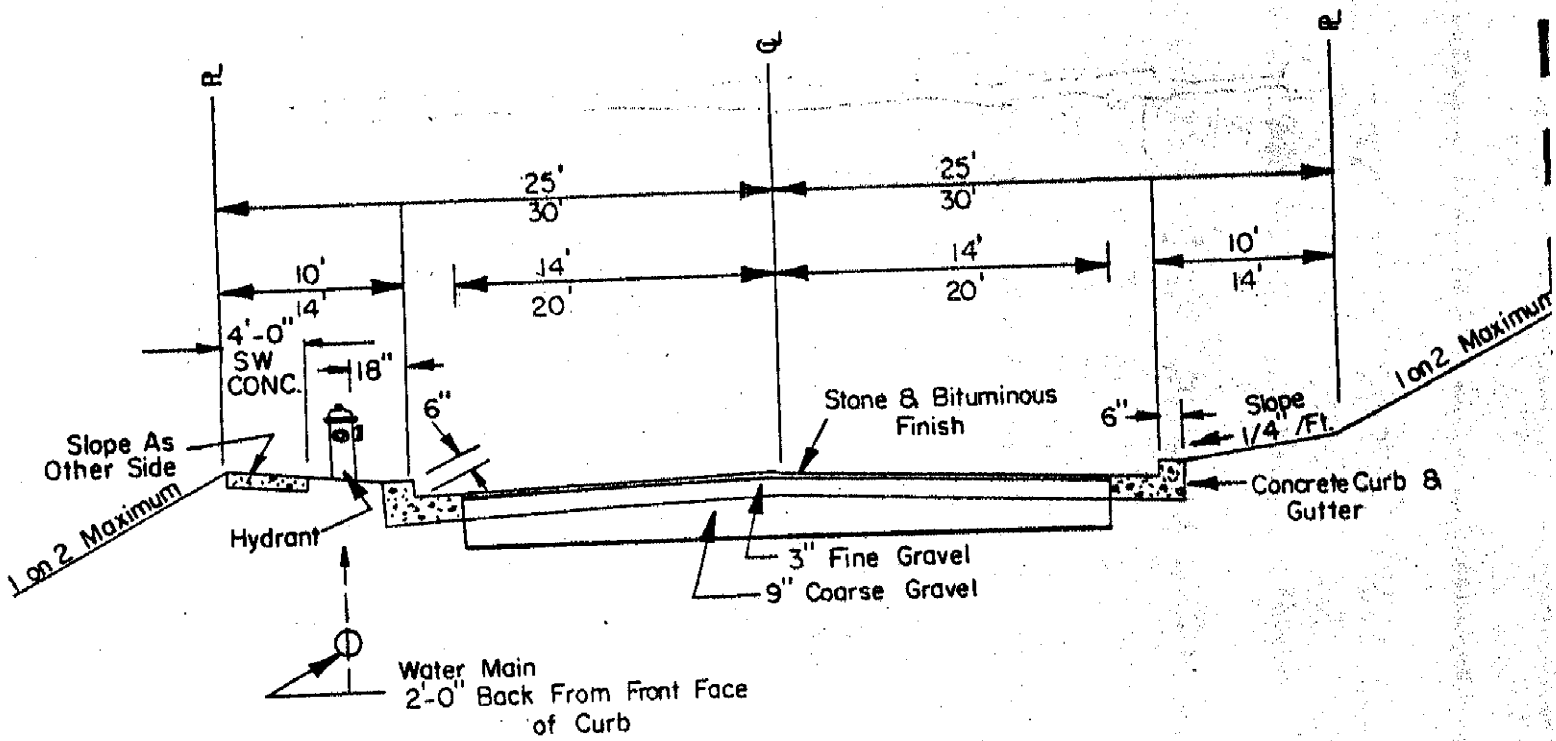
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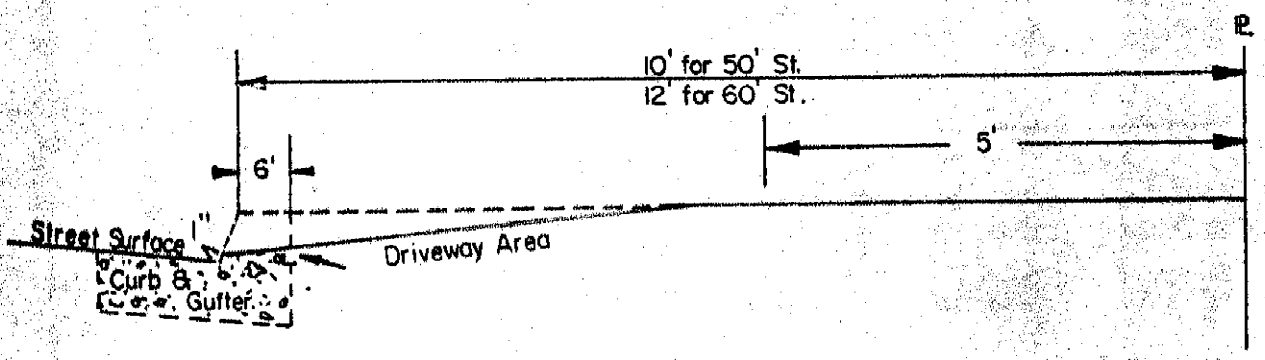
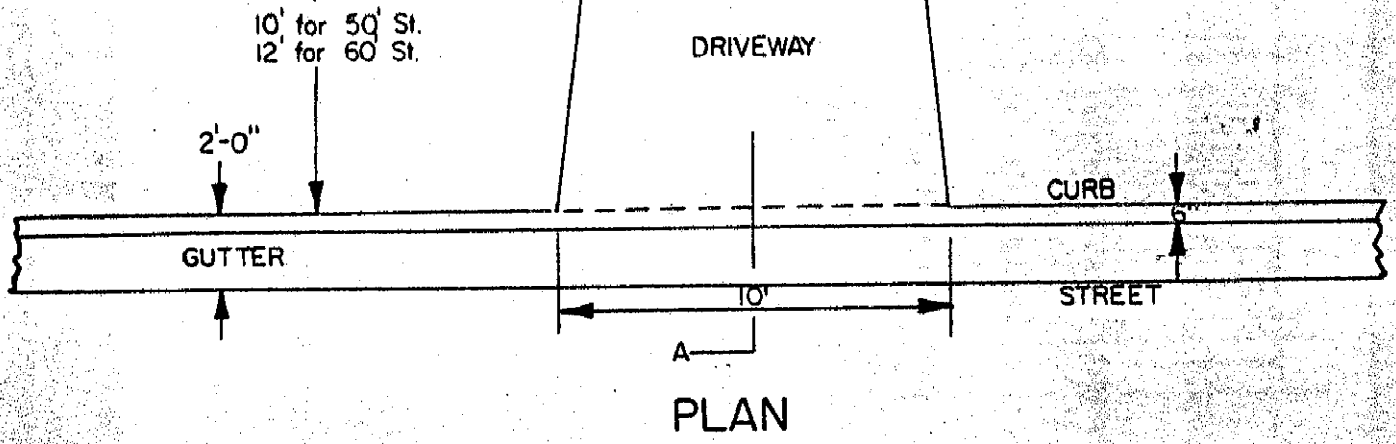
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APPENDIX I

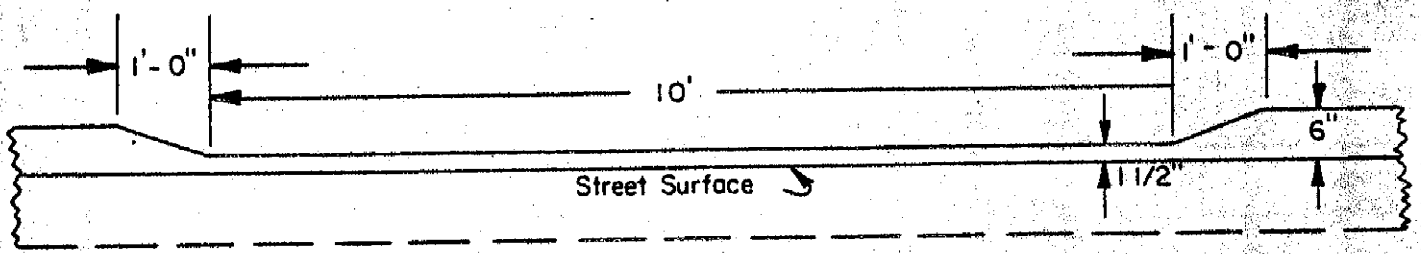


Note: Minor Street - 50' right-of-way
 28' pavement
 Collector Street - 60' right-of-way
 40' pavement

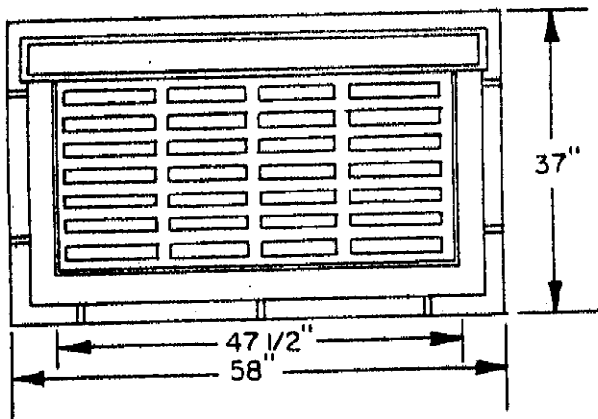
DRAWING 2
TYPICAL STREET SECTION
Broome County Department of Planning



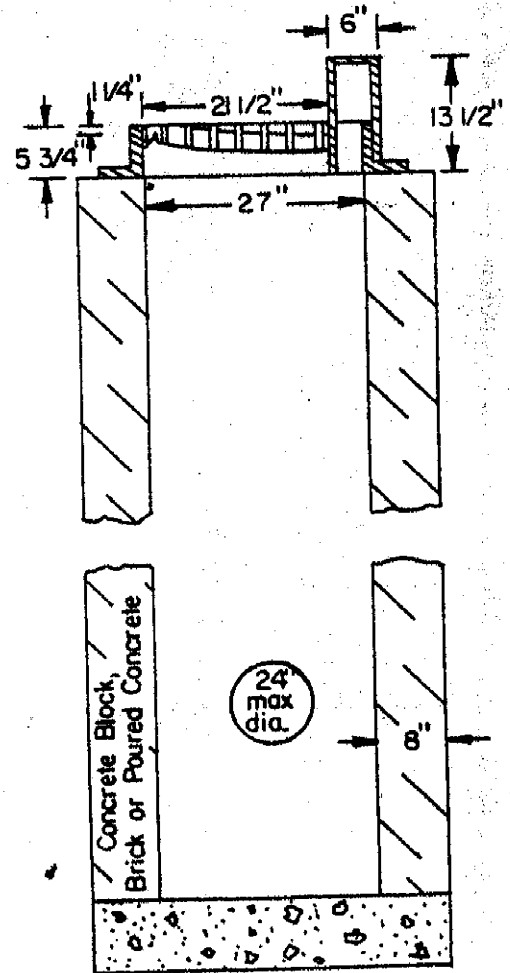
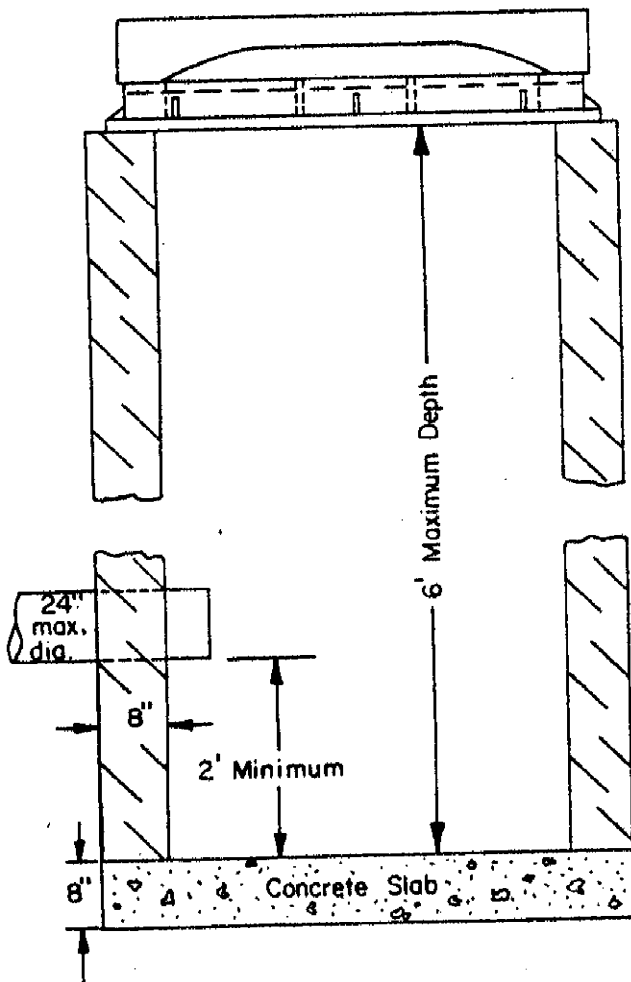
SECTION A-A



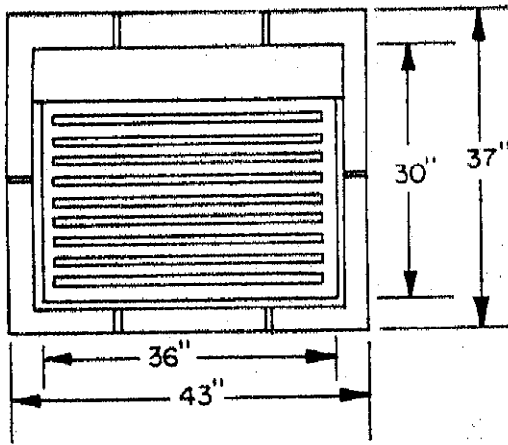
DRAWING 3
TYPICAL DRIVEWAY DETAILS
Broome County Department of Planning



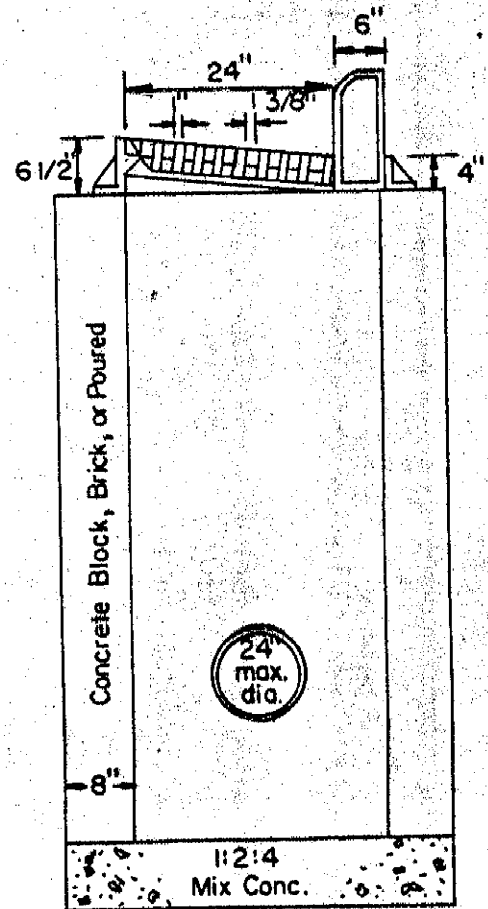
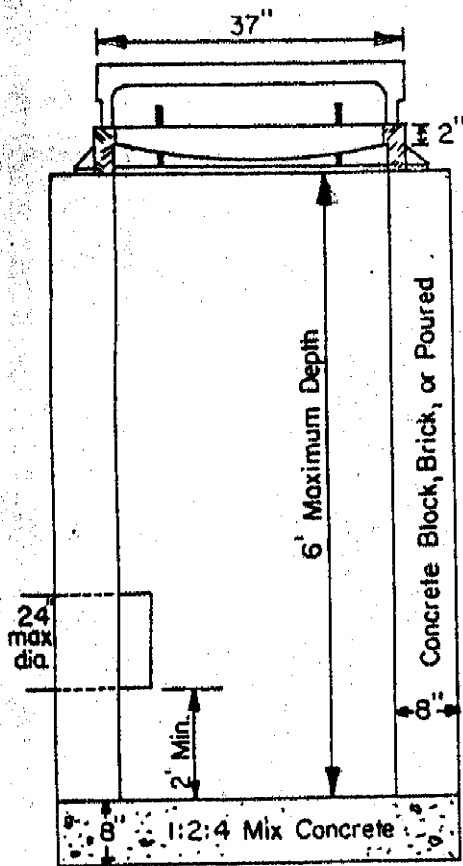
Casting:
Walton East Branch Fdy. Ptn. 604 or
approved equal, with stream-flow grate.



DRAWING 4
DROP INLET - TYPE "A"
Broome County Department of Planning

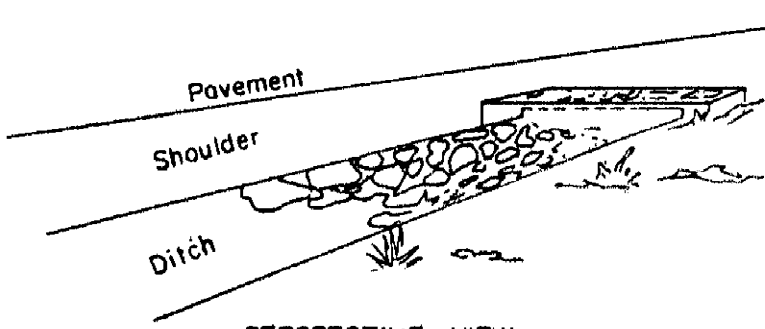


Casting
Neenah R-3293 or approved equal.

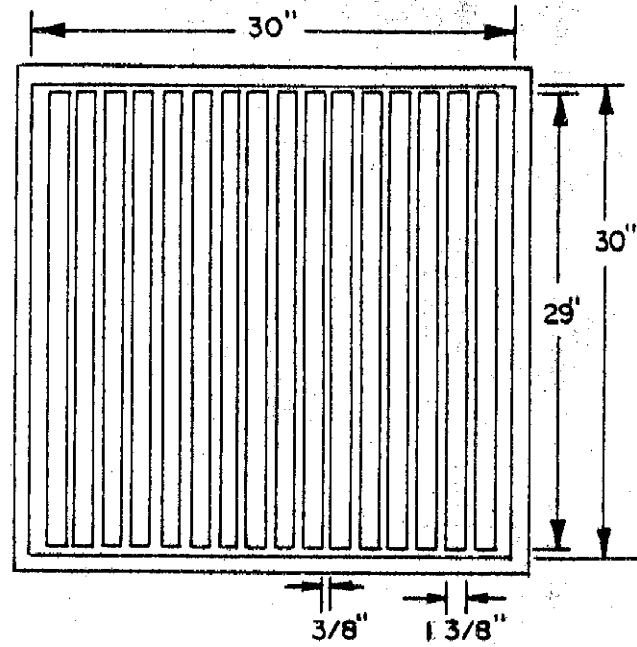
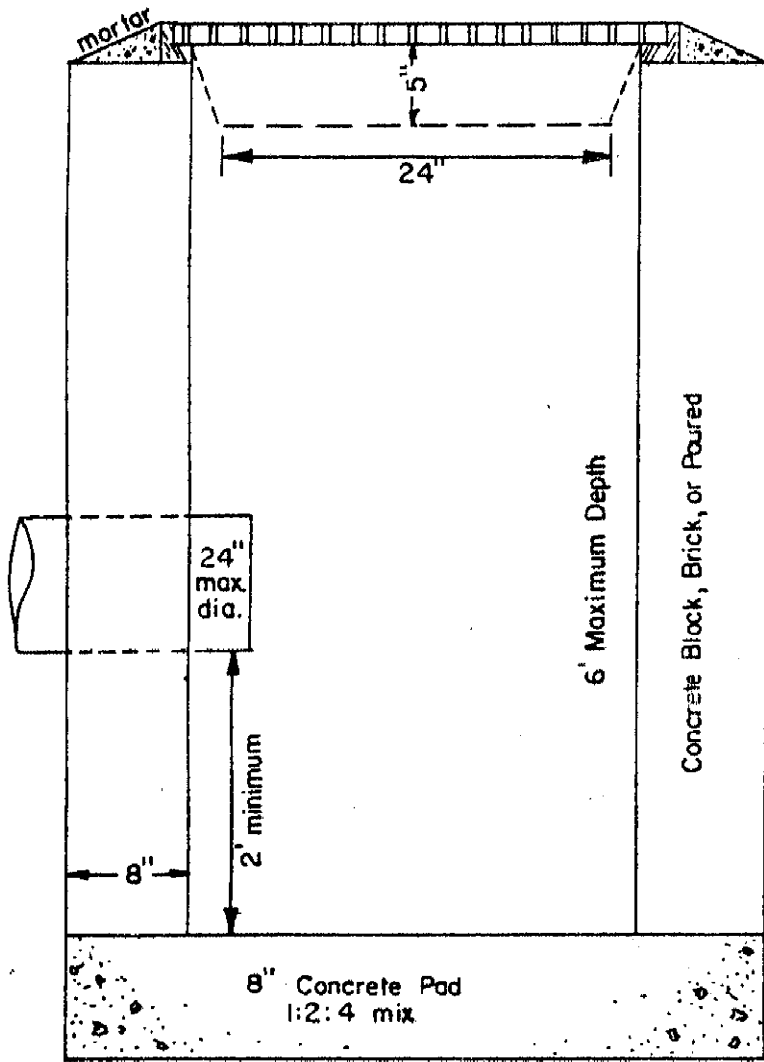


DRAWING 5
DROP INLET - TYPE "B"
Broome County Department of Planning

Casting :
Grate - Neenah R4872 with R4899
or approved equal.

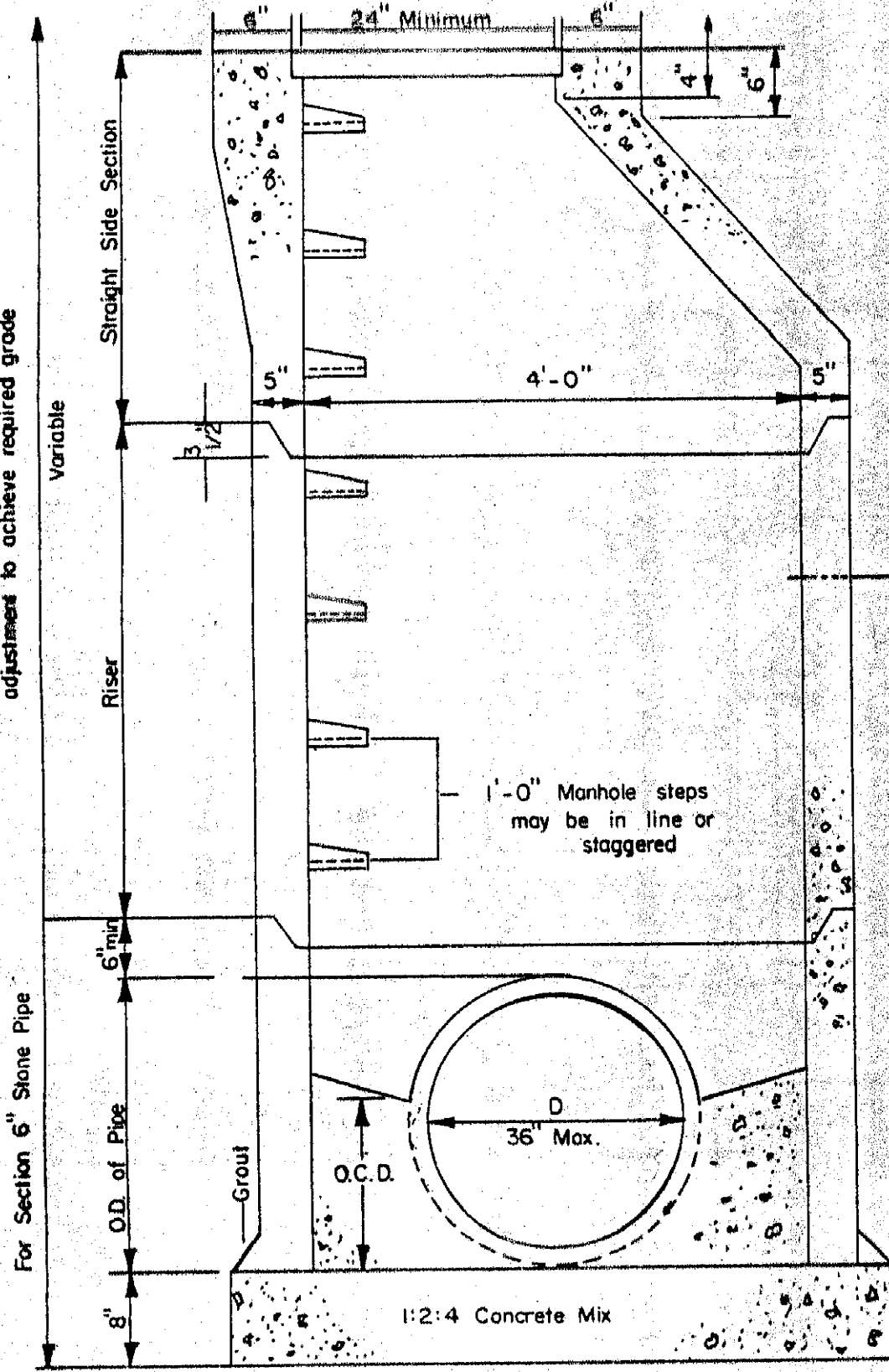


PERSPECTIVE VIEW

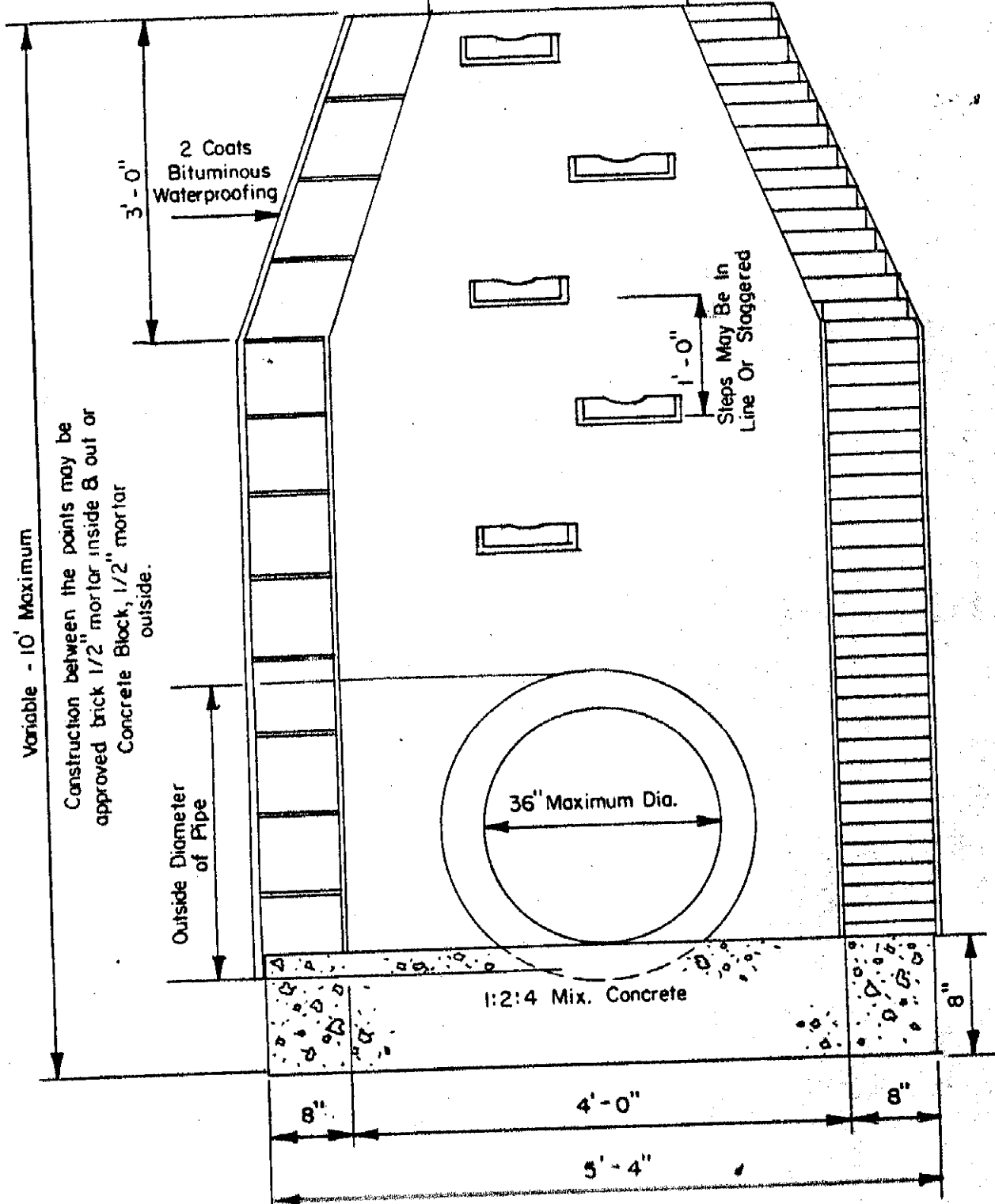


DRAWING 6
DROP INLET - TYPE "C"
Broome County Department of Planning

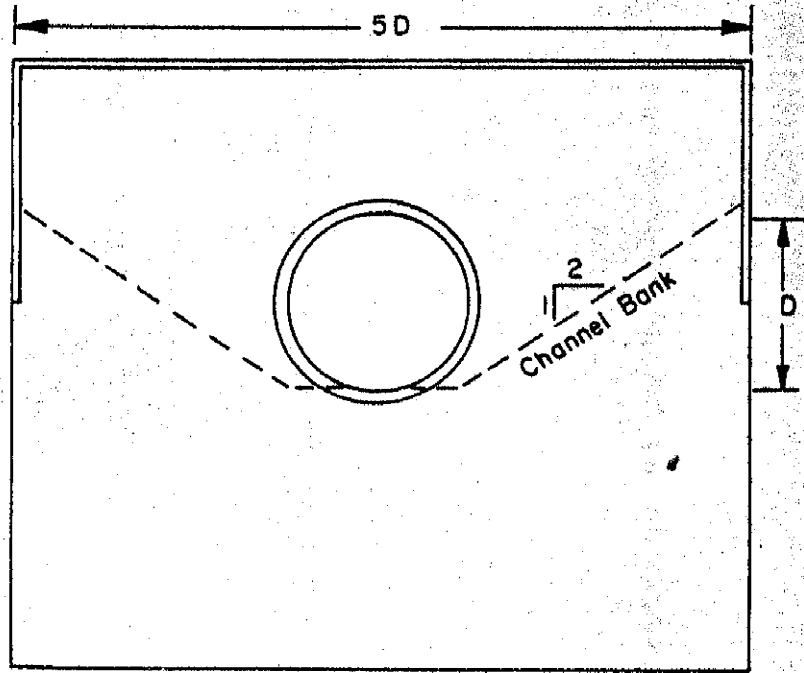
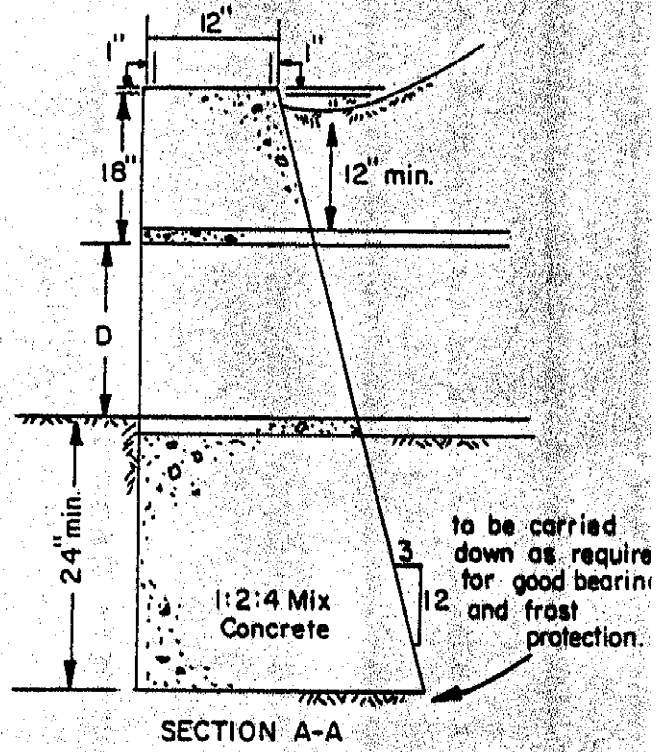
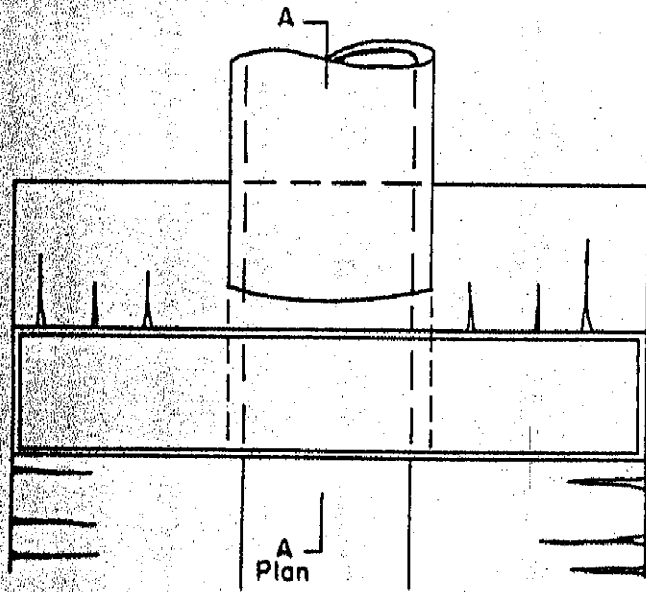
Use combinations of riser sections with max 3" mortar adjustment to achieve required grade



DRAWING 7
PRECAST SEWER MANHOLE
Broome County Department of Planning



DRAWING 8
STORM DRAINAGE MANHOLE
Broome County Department of Planning



ELEVATION

DRAWING 9
STRAIGHT CONCRETE HEADWALL FOR PIPE CULVERTS
Broome County Department of Planning

SECTION 11: REQUIRED PUBLIC IMPROVEMENTS

The following public improvements and provisions shall be required:

1. streets
2. curbs and gutters
3. water mains and fire hydrants
4. sanitary waste disposal
5. storm drainage
6. sidewalks
7. street lighting
8. street trees
9. open space or recreation area for all major subdivisions
10. other public improvements as directed by Planning Board.

11.1 COSTS

The cost and expense of any required public improvements shall be paid by the subdivider at no cost or expense to the Town.

11.2 MAP OF INSTALLED UTILITIES

The required improvements shall not be considered complete until the installation of the improvements has been approved by the Town Engineer or Town Supervisor and a map satisfactory to the Planning Board has been submitted indicating the location of monuments marking all underground utilities as actually installed. If the subdivider completes all required improvements then said map shall be submitted for endorsement by the appropriate Planning Board officer. However, if the subdivider elects to provide a bond or certified check for all required improvements as specified in Section 14 such bond shall not be released until such a map is submitted.

11.3 UNCOMPLETED IMPROVEMENTS

The subdivider shall complete all required improvements to the satisfaction of the Town Engineer or Town Supervisor, who shall file with the Planning Board a letter signifying the satisfactory completion of all improvements required by the Board. For any required improvements not so completed the subdivider shall file with the Town Clerk a bond or certified check covering the costs of such improvements and the cost of satisfactorily installing any improvement not approved by the Town Engineer or Town Supervisor. Any such

bond shall be satisfactory to the Town Board and Town Attorney as to form, sufficiency, manner of execution, and surety.

11.4 WAIVER

Where the Planning Board finds that, due to the special circumstances of a particular subdivision, 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 to or in proximity to the proposed subdivision, it may waive such requirements subject to appropriate conditions, provided that such waiver will not have the effect of nullifying the intent and purpose of the Official Map, the Comprehensive Plan for the Town, or the Zoning Ordinance.

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.

SECTION 12 EASEMENTS

12.1 In areas where permanent improvements are to be located in or on land that is not or will not be publicly owned, permanent easements shall be required.

12.1.1 Said easements shall have a minimum width of thirty (30) feet.

12.1.2 Provide usable access to a public way.

12.1.3 Obtain review and approval by the Town Attorney.

12.1.4 Easements can be released only at the discretion of the Town Board.

12.2 Where a subdivision is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water course, and such further width or construction, or both, as will be adequate for the purpose.

SECTION 13: PUBLIC STREETS AND RECREATION AREAS

13.1 PUBLIC ACCEPTANCE OF STREETS

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

13.2 OWNERSHIP AND MAINTENANCE OF RECREATION AREAS

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

SECTION 14: PERFORMANCE BOND

Before the Planning Board grants final approval of a Final Plat all streets, public improvements and attendant structures or facilities shall be either fully constructed and improved in accordance with the minimum specifications as set forth in these Regulations and standard acceptable practice or, in lieu thereof the owner may file with the Town Clerk either a performance bond from a duly authorized surety company of the State of New York or a certified check in an amount set by the Planning Board. Such bond shall comply with the requirements of Section 277 of the Town Law and shall be satisfactory to the Town Board and Town Attorney.

14.1 STREETS AND PUBLIC IMPROVEMENTS

14.1.1 In the event that a portion of said street or other public improvement has been constructed in accordance with the minimum standards above mentioned and the workmanship approved by the Town Engineer, the Town Planning Board may recommend the acceptance of such a bond or certified check for the completion of the remainder thereof on a pro rata basis.

14.1.2 Such performance bond shall run for a term of one (1) year, but not to exceed three (3) years; provided, however, that the term of the bond or certified check may be extended by the Planning Board and Town Engineer.

14.1.3 In the event that any of the required improvements have not been completed within the term of said bond, the Town Board may, upon the recommendation of the Planning Board and Town Engineer, declare said bond or certified check to be in default and collect the sum remaining payable thereunder and upon receipt of the proceeds thereof the Town Board shall cause all the required improvements to be made which are commensurate with the extent of building development which has taken place in the subdivision, but in no case shall there be improvements to a cost exceeding the proceeds of the bond or certified check.

14.1.4 In the event all portions of the street or other improvements and parts thereof as required by the Planning Board have been completed to the satisfaction of the Town Engineer and the Planning Board, the developer shall request in writing a return of all filed monies at any time thereafter. The Town Board will authorize the return of said monies at its next regular board meeting if the Town officials charged with the approval of subdivision streets or improvements so recommend.

SECTION 15: DESIGN STANDARDS AND SPECIFICATIONS

All utility installations and public improvements shall meet or exceed the following minimum standards and specifications and additional conditions the Planning Board or Town Engineer deem necessary.

15.1 PUBLIC IMPROVEMENTS

15.1.1 All gas, telephone, sewer and water lines shall be installed in accordance with the specifications of the agency, utility company or government authority or special district which has jurisdiction in the area.

15.1.2 A letter approving such a proposed installation and a statement as to who will carry out the construction signed by a responsible official of the agency, utility company or government authority or special district which has jurisdiction in the area shall be directed to the Chairman of the Planning Board and shall be received prior to final plat approval.

15.2 ELECTRICAL UTILITIES

15.2.1 All electrical facilities shall be installed in accordance with the specifications of the agency, utility company or government authority or special district which has jurisdiction in the area.

15.2.2 Electrical utilities extended to provide permanent electrical service to new residential buildings must be installed underground in accordance with relevant laws of New York State and regulations issued pursuant thereto.

15.3 STREETS

In the design of streets, the following objectives shall be substantially met except where the Planning Board finds significant reasons for relaxing the objectives. All streets, however, shall be designed and constructed to meet or exceed the specifications of Section 15.3.2 and Section 15.3.3.

15.3.1 Objectives in Street Layout

- (1) The arrangement, character, extent, width, grade and location of all streets shall be considered in their relation to other existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of land to be served and/or abutted by such streets.

- (2) Streets in a subdivision shall:
- a. Provide for the continuation or appropriate projection of existing streets in surrounding areas; or
 - b. Conform to a plan for the neighborhood approved or adopted by Planning Board to meet a particular situation where topographical or other conditions make continuance of or conformance with existing streets impracticable.
- (3) Minor streets shall be so laid out that their use by through traffic will be discouraged.
- (4) Where a subdivision borders on or contains a railroad right-of-way, the Planning Board may require a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land, as for park purposes in appropriate districts. Such distances shall also be determined with due regard for the requirement of approach grades and future grade separations.
- (5) Reserve strips controlling access to streets, water plants or sewage treatment plants, or to other land dedicated or to be dedicated to public use, shall be prohibited except where their control is definitely placed in the Town under conditions approved by the Planning Board.
- (6) Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations, and where the Planning Board finds it will be necessary to require the dedication of the other half when the adjoining property is submitted, the other half of the street shall be platted within such tract.
- (7) Dead-end streets, designed to be so permanently, shall not be longer than 500 feet in general and not longer than 600 feet in any case, and shall be provided at the closed end with a turn-around having an outside roadway diameter of at least 100 feet, and a street property line diameter of at least 120 feet.
- (8) Block lengths shall not exceed twelve hundred (1200) feet, nor less than four hundred (400) feet. Block widths shall not be less than two hundred fifty (250) feet.

- (9) All minor streets, defined and so designated by the Planning Board, shall have a minimum right-of-way width of fifty (50) feet. The pavement of said minor street shall have a minimum pavement width of twenty-four (24) to twenty-eight (28) feet.
- (10) All collector streets, defined and so designated by the Planning Board, shall have a minimum right-of-way width of sixty (60) feet. The pavement shall have minimum pavement width of thirty-six (36) to forty (40) feet.
- (11) All streets designated by the Planning Board as arterial streets shall have a minimum right-of-way width and a minimum pavement width as specified by the Planning Board, after a thorough study of the potential future use, traffic volume and area development has been made.
- (12) **Special Treatment Along Arterial Streets**
When a subdivision abuts or contains an existing or proposed arterial street, the Planning Board may require marginal access streets, reverse frontage with screen planting contained in a non access reservation along the rear property line, and deep lots with rear service alleys or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.
- (13) **Intersections**
a. No more than two (2) streets shall intersect or meet on any point.
b. No street shall intersect or meet at any interior angle of less than 75 degrees.
- (14) **Pedestrian Circulation**
Pedestrian crosswalks with a right-of-way not less than ten(10) feet wide, shall be required where deemed essential to provide circulation or access to schools, playgrounds and other community facilities.

15.3.2 Street Specifications

- (1) **Horizontal alignment shall have:**
a. A minimum radius between intersections of one hundred fifty (150) feet.
b. A minimum radius of ten (10) feet at the property line at the intersection of street rights-of-way, except that intersections of any highway with a major street shall have a minimum radius of forty (40) feet and those with a minor street shall have a radius of twenty (20) feet.

- c. Curb radii at intersections shall not be less than twenty (20) feet.
- (2) Vertical Alignment shall have:
- a. A minimum grade of one half of one percent (0.5 percent).
 - b. Desirable maximum grade of eight (8.0) percent; ten (10.0) percent on minor street.
 - c. A maximum grade of three (3) percent within one hundred feet (100) of the intersection between a major and minor street.
 - d. All changes in grade of more than one (1.0) percent shall be connected by a vertical curve and shall have a minimum length of one hundred (100) feet.
- (3) Sight distance shall be at least:
- a. One thousand (1000) feet for arterial roads
 - b. Five hundred (500) feet for collector roads
 - c. Three hundred (300) feet for all other streets
- (4) Standards for all highways shall be determined by the Planning Board with advice from the Town Engineer.

15.3.3 Guideline Construction Types

(1) Subgrade

- a. The entire right-of-way shall be cleared of brush and trees except those which will be an asset to subdivision landscape.
- b. All boulders, organic material, soft clay, spongy clay, and other objectionable material shall be removed and replaced with suitable material.
- c. The subgrade shall be suitably stabilized, shaped, rolled and uniformly compacted with a ten (10) ton roller to conform with lines and subgrades and typical cross-sections of this specification and the approved Final Plat profile drawings. The process of shaping, rolling, and filling shall be repeated until no depressions develop.
- d. After the subgrade has been completed all rutting displacement or soft spots shall be properly repaired with new material, regraded, and compacted.
- e. When existing materials in the road are to be used for road base material, that material shall be removed to the surface of the subgrade so that the subgrade may be properly prepared before the base is constructed.

- f. Cuts and fills shall have a maximum slope of one on two from the edge of the right-of-way except when specifically waived by the Planning Board for the purpose of saving trees or some other particular terrain feature at the given place.

(2) Paving

The base shall consist of two layers of selected run of bank gravel.

The first layer shall consist of a nine (9) inch compacted thickness gravel properly shaped and compacted with a ten (10) ton roller until no displacement occurs.

The second layer shall consist of three (3) inches of fine gravel shaped and rolled with a ten (10) ton roller until no displacement occurs.

- a. Paving shall consist of one prime coat and two seal coats of bituminous liquid material with cover aggregate as follows:
- b. First coat - $\frac{1}{2}$ gallon per square yard of MC 70 - cover with thirty (30) pounds per square yard of $\frac{3}{8}$ inch crushed stone (for oiling).
- c. Second coat - $\frac{3}{4}$ gallon per square yard of MC 70 - cover with thirty (30) pounds per square yard of $\frac{3}{8}$ inch crushed stone (for oiling).
- d. Third coat - $\frac{1}{2}$ gallon per square yard of RC 250 or 800 - cover with thirty (30) pounds per square yard of $\frac{3}{8}$ inch crushed stone (for oiling). Each seal coat shall be thoroughly compacted with a ten (10) ton roller.

(3) Curbs, Gutters and Sidewalks

See Drawing 1, Typical Curb and Gutter Cross Section for dimensions. Integral curb and gutter will be required on all streets. For sidewalks, see Drawing 2, Typical Street Section.

(4) Pavement Crown

Pavement cross section shall be a modified parabolic configuration with the center line elevation being equal to the top of curb elevations. (See Drawing 2).

(5) Driveway Aprons

All driveways or other parking areas shall have driveway aprons extending from the curb line to the property line. Driveway aprons shall be of the same construction as the street paving or better. Driveway aprons shall be at least ten (10) feet wide at the curb face and at least eight (8) feet wide at the property line. (See Drawing 3, Typical Driveway Details).

(6) Street Signs

Street signs shall be provided by the appropriate municipal agency.

(7) Planting Strips

All planting strips within the street right-of-way shall be finished, graded, properly prepared, and seeded or sodded with lawn grass in conformance with good nursery and landscape practice.

15.3.4 Street Names

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

Proposed street names shall be substantially different so as not to be confused in sound or spelling with present names except that streets that join or are in alignment with streets of an abutting or neighboring property shall bear the same name. Generally, no street should change direction by more than 90 degrees without a change in street name.

15.3.5 All streets shall be designed, constructed and maintained in accordance with the Specifications for Street Improvement which are attached hereto marked Appendix 1 and made a part hereof.

15.4 DRAINAGE SYSTEM

15.4.1 Grading and Drainage System Plan

- (1) A grading and drainage system plan shall be part of a Preliminary Plat for a Major Subdivision, or Final Plat for a Minor Subdivision and shall be in conformance with the Town storm water plan, where applicable and shall be subject to review and approval of the Soil Conservation Service of the United States Department of Agriculture. It shall indicate a proposal for an adequate system of drainage structures to carry off and store or discharge the storm water run-off and drainage water which originates not only within the property boundaries, but also that which originates beyond the property boundaries.
- (2) The public improvement and utilities plan and profiles shall show the final drainage plan and street profiles. They shall be prepared and submitted with the Final Plat, and be reviewed and approved by the Town Engineer.

- (3) No storm water run-off or natural drainage water shall be so diverted as to overload existing drainage systems or create flooding or the need for additional drainage structures on other private properties or public lands without proper and approved provisions being made for taking care of these conditions.

15.4.2 Brooks or Ditches

- (1) Where brooks or ditches are used as outlets, they shall be designed by the use of Manning's formula as indicated for collection systems, with the following considerations:
 - a. Slopes for ditches shall all be not more than one to two (1:2).
 - b. Design velocities in earth ditches shall not exceed three (3) feet per second.
 - c. A ditch or brook right-of-way, of sufficient minimum width to include a ten (10) foot access strip in addition to the width of the ditch or brook from bank top to bank top, shall be offered for dedication to the Town for drainage purposes. Such right-of-way shall be shown on the drainage plan and on the Final Plat.

15.4.3 General Design Standards

- (1) Valley gutters will be permitted at "T" intersections where they are parallel to center line of the through road and shall be constructed to specifications and design to be furnished by the Town Engineer. This is to be accomplished by gradually taking out the crown of the intersecting street starting from a point about thirty (30) feet back from the flow line of the through street. At other than "T" intersections, valley gutters will be permitted only when warranted by limited traffic use, but never across heavily traveled streets.
- (2) Surface drainage in gutters shall be limited to the equivalent of that flowing from 1.5 impervious acres.
- (3) Drainage structures which are located on county or state highways shall be approved by the appropriate highway engineer's office and a letter of permit from that office indicating such approval shall be directed to the Planning Board.

15.4.4 Specification for Drainage System Structure

- (1) Drop Inlets

All drop inlets shall be one of the approved designs presented in Drawing

Numbers 4, 5, and 6 of Appendix 1. They shall be indicated on the drainage plan by then identifying numbers. Standard manholes are presented on Drawing Numbers 7 and 8 of Appendix 1.

All culverts shall be constructed of reinforced concrete pipe or shall be reinforced concrete box culverts.

Culverts shall have reinforced concrete headwalls similar to that shown on Drawing Number 9 of Appendix 1 unless another detail is approved for a specific installation.

A chain link fence four (4) feet high shall be provided along the highway right-of-way line at the headwall on each end of the culvert and extend a minimum of four (4) feet beyond the top of the ditch or brook bank on each side of the headwall.

(2) Storm Drain Pipe

All storm drain pipes shall be reinforced concrete pipe or corrugated metal. All pipe shall be laid on undisturbed sub-grade with full, firm and even bearing backfill. Compaction shall be in accordance with good engineering practice. They shall be indicated on the final plat with notation as to size, slope, and invert elevations. Necessary easements shall be shown on the drainage plan and the Final Plat. Drainage pipe shall be a minimum of eighteen (18) inches in diameter.

(3) Culverts

Culverts shall be designed and constructed in accordance with the requirements of the Planning Board.

15.5 LAND USE STANDARDS

15.5.1 Proposed land uses shall conform to the Zoning Ordinance of the Town, the Comprehensive Plan for the Town, and the provisions of these regulations.

15.5.2 Subdivision designs shall indicate consideration for suitable protection of different types of land uses and the segregation of vehicular and pedestrian traffic incompatible with particular uses.

15.5.3 It is desirable that sites be provided for public and semi-public land use such as schools, fire houses, churches, and related uses.

15.5.4 Subdivision design shall preserve, in so far as is possible, the natural features, terrain and drainage of the land to be developed.

15.6 OPEN SPACE: MAJOR SUBDIVISION

All Major Subdivisions shall make adequate provision for common open space and recreation areas in the preliminary and final subdivision plats. Such provisions shall be acceptable to the Planning Board and shall be subject to the following minimum standards.

15.6.1 Such open space areas shall be reasonably level, usable open space.

15.6.2 The open space and recreation area shall be conveniently located so as to be easily accessible to all areas of the subdivision. Such space shall have a total area equal to at least ten (10) percent of the gross land area of the subdivision.

(1) This size standard may be reduced by the planning board if the subdivider can supply sufficient evidence that he can meet the open space and recreational needs of the potential population of his subdivision with a smaller area.

15.6.3 The subdivider shall make provisions to clear and develop the open space area and made it ready for development.

15.6.4 Development and maintenance of the open space areas may be accomplished by any one of the following methods:

(1) The subdivider may develop the open space area and maintain it.

(2) The subdivider may develop a deed for the open space area which specifically limits the use of the particular parcel to park, recreation and open space uses. He may transfer the deed of the open space area (with provisions limiting its use exclusively to open space, park and recreation) to the Town. If the Town accepts the deed to the property, the Town shall assume the responsibility of developing and maintaining the open space area, with the option of deeding to a land association.

15.7 MONUMENTS

All monuments shall be of one (1) inch diameter deformed reinforcing rods a minimum of thirty six (36) inches in length and shall be set at finished grade:

15.7.1 One (1) monument shall be located at each corner and at each general change in direction of the boundary.

15.7.2 Two (2) monuments shall be located at each street intersection.

15.7.3 Monuments shall be located at the beginning and end of each curve along one side of the street right-of-way.

SECTION 16: INSPECTION OF UNDERGROUND AND PUBLIC IMPROVEMENTS

It shall be the responsibility of the subdivider to provide for the installation of all the major underground facilities which will be required to serve his subdivision. He shall be responsible for installing all trunk lines to the standards specified by New York State and the Public Service Commission.

16.1 INSPECTION PROCEDURE

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

16.1.2 The owner, developer or his agent shall inform the officer charged with such inspections at least forty-eight (48) hours (Saturdays, Sundays and holidays shall not be included when figuring this 48 hour notice) before such inspection is required and shall not conceal, cover, hide or in any way render invisible any portion of a permanent improvement until such inspection has been made and approved.

- (1) Improvements subject to inspection include the following:
 - a. Streets
 - b. Underground utilities
 - c. Drainage facilities
 - d. Waste treatment systems
 - e. Recreation/open space areas, and
 - f. Other improvements intended for public use.

16.2 PROPER INSTALLATION OF IMPROVEMENTS

If the Town Engineer or Town Supervisor shall find, upon inspection of the improvements performed before the expiration date of the performance bond, that any of the required improvements have not been constructed in accordance with plans and specifications filed by the subdivider, he shall so report to the Town Board, Building Inspector, and Planning Board.

SECTION 17: AS BUILT PLANS

Permanent improvements such as sanitary water mains, and storm sewers often require maintenance and repair following their installation. To facilitate repair and maintenance it is necessary to know exact locations of the utilities in order to avoid tedious and expensive search.

17.1 SUBMISSION OF AS-BUILT PLANS

Exact locations based upon engineering and surveying techniques of direction, distance and grade shall be drawn to scale on plans submitted by the subdivider or his engineer to the Town for their records. Information such as the following should be indicated on the plans:

17.1.1 Location of manholes.

17.1.2 Location of catchbasins.

17.1.3 Location and direction of trunk sewer lines and water mains.

17.1.4 Location of connections between the sanitary sewer trunk line and laterals.

17.1.5 Grades for laterals.

17.1.6 Depth of main trunk lines and laterals.

SECTION 18: SEPARABILITY

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

SECTION 19: VIOLATIONS AND PENALTIES

19.1 COMPLAINTS

Whenever a violation of these Land Subdivision Regulations occurs, any person may file a complaint in regard thereto. All such complaints must be in writing and shall be filed with the Ordinance Administrator of the Town who shall properly record such complaint and immediately investigate and report thereon.

19.2 A violation of these Land Subdivision Regulations is hereby declared to be an offense punishable by a fine not exceeding fifty dollars (\$50.00) or imprisonment for a period not to exceed 15 days, or both. Each week's continued violation shall constitute a separate additional violation.

SECTION 20: EFFECTIVE DATE

These Subdivision Regulations shall take effect immediately.