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E. INSPECTIONS

Periodic inspections during the installations of improvements shall be made by the Planning Board or their designee to insure conformity with the approved plans and specifications as contained in the sub divider's contract and these regulations. The sub divider shall notify the Planning Board or their designee when each phase of improvements is ready for inspection.

F. ACCEPTANCE

Following final inspection and approval of the subdivision by the Planning Board, the Planning Board certifies to the Town Board that all installations and improvements have been completed in accordance with the sub divider's contract. The Town Board may proceed to accept the facilities for which bond has been posted or check deposited.

1. Construct all improvements directly affecting the subdivision as required by these regulations and by the Planning Board, prior to final approval of the plat, or
2. In lieu of the completion of the improvements, furnish bond executed by a surety company equal to the cost of construction of such improvements as shown on the plans and based on an estimate furnished by the applicant and approved by the Superintendent of Highways, or
3. In lieu of the completion of improvements, deposit a certified check in sufficient amount equal to the cost of construction of such improvements as shown on the plans and based on the above estimate.

B. CONDITIONS

Before the final plat is approved, the developer shall have executed a sub divider's contract with the town, and a performance bond or certified check deposited covering the estimated cost of the required improvements.

The performance bond or certified check shall be to the Town of Oswego and shall provide that the sub divider, his heirs, successors, and assigns, their agent or servants, will comply with all applicable terms, conditions, provisions, and requirements of these regulations and will faithfully perform and complete the work of constructing and installing such facilities or improvements in accordance with such laws and regulations.

Before said bond is accepted, it shall be approved by the town attorney as to the adequacy of such bond.

When a certified check is made, the same shall be made to the Town of Oswego.

C. EXTENSION OF TIME

If the construction or installation of any improvements or facilities, for which guarantee has been made by the sub divider in the form of a bond or certified check deposit, is not completed within one year from the date of approval of the final plat, the sub divider may request an extension of time, provided he can show reasonable cause for inability to perform said improvements within the required time. The extension shall not exceed six (6) months, at the end of which time the town will use as much of the bond or check deposit to construct the improvements as may be necessary. The same shall apply whenever construction of improvements is not performed in accordance with applicable standards and specifications.

D. AGREEMENT – SCHEDULE OF IMPROVEMENTS

When a certified check or performance bond is made pursuant to the preceding sections, the town and the sub divider shall enter into a written agreement itemizing the schedule of improvements in sequence with the cost opposite each phase of construction or installation, provided that each cost listed may be repaid to the sub divider until all construction and installation covered by the check deposit or performance bond as outlined in the sub divider's contract is completed, inspected, and accepted by the town.

### C. BLOCKS

Length. Block length shall not exceed 1,600 feet or be less than 400 feet.

Width. Block width shall be planned to provide two rows of lots.

### D. UNIQUE AND NATURAL FEATURES

Unique physical features such as historic landmarks and sites, rock outcrops, hill top lookouts, desirable natural contours, and similar features shall be preserved where possible. Also streams, lakes, ponds and wetlands shall be left unaltered and protected by easements. All surfaces must be graded and restored within six (6) months of completion of subdivision so no unnatural mounds or depressions are left. Topsoil moved during construction shall be replaced and stabilized by seeding and plantings. Damage to existing trees should be avoided.

### E. PUBLIC OPEN SPACES AND SITES

Consideration shall be given to the allocation of areas suitably located for community purposes as indicated on the General Plan and be made available by one of the following methods:

1. Dedication to the town.
2. Reservation of land for the use of property owners by deed or covenant.
3. Reservation for acquisition by the town within a reasonable period of time. Said reservation shall be made in such manner as to provide for a release of the land to the sub divider in the event the town does not proceed with the purchase.

The Planning Board may require the reservation of such other areas or sites of a character, extent and location suitable to the needs of the town as water plants, sewage treatment plant and other community purposes not anticipated in the General Plan.

### F. LAND UNSUITABLE FOR SUBDIVISIONS

As a safety measure for the protection of the health and welfare of the people of the town, land which is found to be unsuitable for subdivision due to flooding, swamp, bad drainage and other harmful features, shall not be subdivided until adequate corrective methods are formulated by the sub divider and approved by the Planning Board and the town engineer. Before final approval, the sub divider shall in lieu of the improvements furnish a surety bond or certified check covering the cost of the required improvements:

## VI BOND FOR INSTALLATION OF IMPROVEMENTS

### A. GENERAL

In order that the town have the assurance that the construction and installation of such improvements as storm sewer, public water supply, road signs, sidewalks and road surfacing will be constructed, the sub divider shall enter into one of the following agreements with the town:

14. All fill material shall be placed in lifts not to exceed 12 inches and mechanically compacted to not less than 90 percent of it's maximum density.

Dedication. Approval of a plat shall not be an acceptance by the public of the dedication of any road, highway, or other way shown upon the plat.

Alleys. Alleys shall not be permitted in residential areas. In commercial and industrial districts, definite and assured provision shall be made for service access such as off-street parking, loading and unloading consistent with and adequate for the uses proposed. The width of an alley shall not be less than twenty-four feet where permitted. Dead end alleys are prohibited.

Names and Numbers. Names of new roads shall not duplicate existing or platted streets. New roads which are extended or in alignment with existing roads shall bear the name of the existing roads. House numbers shall be assigned in accordance with the house numbering system now in effect in the town.

Road Name Signs. The sub divider shall provide and erect road name signs of a type to be approved by the Town Board at all road intersections prior to acceptance of the constructed roads.

Trees. Trees, if provided, should be planted outside of the road right-of-way and planted in such a manner as not to impair visibility at any corner or corners.

## B. LOTS

Location. All lots shall abut by their full frontage on a public road.

Dimensions. The lot size, width, depth, shape, area, and minimum setbacks shall comply with the Town's Zoning Ordinance and Septic Tank Ordinance. In general, lots should not be of such depth as to encourage the later location of a second building lot at the front or rear.

Double Frontage Lots. Frontings on two roads, other than corner lots, shall be discouraged.

Pedestrian Easements. In order to facilitate pedestrian access from roads to schools, parks, play areas or nearby roads, perpetual unobstructed easements at least 20 feet wide may be required by the Planning Board. In heavy traffic areas, sidewalks may be required in addition.

Setback. The provisions of the Town's Zoning Ordinance shall apply regarding setback lines.

Lot Lines. Side lot lines shall be approximately at right angles to the road or radial to curved roads. On large size lots and except when indicated by topography, lot lines shall be straight.

Corner Lots. Corner lots for residential use shall have extra width to permit appropriate building setback from and orientation to both roads.

Maximum Grade	10% except that grades up to 14% May be approved on short runs	6%-8%
Minimum Grade	1%	1%
Minimum Sight Distance	150 feet	250 feet

The Town Board of the Town of Oswego shall consider applications for the acceptance of private property for its dedication as a Public Town Road only after the Town Superintendent of Highways has conducted an inspection of the proposed highway and has certified in writing that the proposed highway meets the following minimum standards and specifications:

1. The right-of-way shall have a minimum width of 60 feet; and
2. All top-soil shall have been removed down to the hard sub-soil with an inspection made by the Superintendent of Highways before applying gravel; and
3. Gravel shall be installed on the proposed highway's travel portion to a minimum depth of 12 inches and a minimum width of 30 feet to be approved by the Highway Superintendent; and

**3a All new subdivision roads must meet a minimal surface standard of two (2) coats of oil and stone equal to or above current NYS standards;**

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4. The proposed highway shall be properly ditched on each side thereof, so as to adequately clear off water there from centerline of said ditches shall be located a minimum of 20 feet from the centerline of the proposed highway on side thereof; and
5. All driveway and road culverts must be approved in writing by the Highway Superintendent furnished and installed by the developer; and
6. All turn-arounds shall have an outside radius of 50 feet and shall be graveled to a depth of 12 inches to be capable of supporting heavy equipment (and approved by the Highway Superintendent); and
7. If municipal water service is available, a suitable water line shall be installed within the highway right-of-way and shall be located at a proper depth below the ground surface. All cuts for water service planned for the opposite side of the highway shall be made and must be inspected and approved in writing by the Water Superintendent before the installation of the water lines; and
8. Center of the road must be located in the center of the right-of-way; and
9. Entire right-of-way must be graded properly so that it may be mowed by power tractors; and
10. Driveways must be constructed so that surface water does not drain onto the highway; and
11. An easement shall be required for further maintenance if ditch drainage for road right-of-way must go through private property; and
12. Top four inches of gravel must be minus three inch material; and
13. Adequate fill must be used so the highway will have an even grade.



Location. When a proposed subdivision is adjacent to or contains a state highway, the Planning Board may seek information from the New York State Department of Transportation as to the status of said highway in reference to right-of-way and direction. The Planning Board may require a marginal road approximately parallel to and on each side of such a right-of-way at a distance suitable for an appropriate use of the intervening land as for park purposes in residential districts, or for commercial or industrial purposes. Such distance shall also be determined with due regard for the requirements of approach grades and future grade separation. A railroad right-of-way shall receive similar consideration.

Intersections. Roads shall intersect one another at angles as near to a right angle as possible, and no intersections of roads at angles less than 60 degrees shall be approved. Road intersections shall be rounded with a radius of 25 feet measured at right-of-way line when said intersection occurs at right angles. If an intersection occurs at an angle other than a right angle, it shall be rounded with a curve or radius acceptable to the Planning Board. Road jogs with center line offset of less than 125 feet shall be avoided.

Dead End Roads. Dead end roads and cul-de-sacs shall be avoided when practicable. When necessary to have a dead end road each one shall be provided with a turn-around. However, temporary turn-around easements shall be reserved for street purposes until the extension of the street is publicly dedicated. The temporary easement shall then be considered automatically vacated for such use and purpose and the land shall revert back to the adjacent property owner.

Half Roads. Dedication of a half road shall be prohibited, except when 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 practicable to require the dedication of the other half when the adjoining property is subdivided. Wherever a half road is adjacent to a tract to be subdivided, the other half of the road shall be platted within such tract.

Width and Pavement. Unless otherwise shown on the General Plan the following standards shall be followed:

#### STANDARDS FOR ROAD DESIGN

<u>Road Classification</u>	<u>Minor</u>	<u>Major</u>
Minimum width Right-of-way	60 feet	60 feet
Minimum radius of Horizontal Curves	150 feet except for road intersection corners	600 feet
Minimum length of Vertical Curves	100 feet except where excessive grades may be reduced to reason- able grades by shortening tangent	200 feet



D. PROPOSED DEVELOPMENT

1. The location and dimensions of all proposed roads, alleys, easements and lots.
2. Lot numbers.
3. Proposed road names.
4. Proposed building setback lines.
5. Accurate outlines of all parcels of land to be dedicated or reserved for public use, If any.
6. All easements for rights-of-way provided for public services or utilities and any limitations of such easements.

E. SUPPLEMENTARY PLANS

1. Roads – Plans shall be submitted showing the center line profile of proposed roads, with typical cross sections indicating proposed crown and slopes anticipated in meeting required road improvements. All drainage and drainage structures shall be indicated on the profile. All proposed grades shall be curb grades of the respective roads and shall be indicated in complete detail in the profile and referenced to the stationing shown on the plan.
2. Water Supply and Sewage Disposal – Plans shall be submitted showing soil conditions and results of soil percolation tests when sewage layout or layouts indicating the location and type of arrangement for sewage disposal and water supply shall be indicated. The supplementary plans under number 1 and 2 of this section shall be certified by a person licensed by the State of New York to perform such tasks. The plans shall be submitted to the Planning Board prior to the construction of all such improvements.

F. SURVEYING DATA AND MONUMENTS

1. All plat boundaries with length of course to 1/100 foot and bearings to half minutes. When required, all calculations and field notes shall be submitted.
2. Bearings and distances to the nearest established road lines, sections, corners of other recognized permanent monuments, which shall be accurately described on the plat.
3. Length of all arches, chord and chord bearings, radii, internal angles, points of curvature and tangent bearings.
4. All lot lines, with accurate dimensions in feet and hundredths, and with bearings or angles to road lines and approximate lot areas indicated.
5. Accurate location of all monuments. All permanent reference monuments shall be shown on the plat by symbol "o".

V. SUBDIVISION STANDARDS

A. ROAD RIGHT-OF-WAY

Conformity with General Plan. The arrangement, width, location and extent of major roads and all minor roads should conform and be in harmony with the General Plan for the town. Roads not in the General Plan should conform to the recommendation of the Planning Board based on existing and planned roads, topography, public safety, convenience and proposed uses of land.

Arrangement. Residential minor roads shall be designed to discourage through traffic, whose origin and estimation is not within the subdivision.

9. Location of any and all utilities on and adjacent to the tract, including sewer, water, gas lines, fire hydrants, electric and telephone lines and street lights. The capacity of sewer and water lines should be stated.

D. PROPOSED DEVELOPMENT

1. The location and dimensions of all proposed roads, alleys, easements, lots, and approximate lot areas.
2. Lot numbers.
3. Proposed road names.
4. Proposed building setback lines.
5. All parcels of land proposed to be dedicated or reserved for public use, if any.
6. Proposed utilities within the subdivision.
7. Provisions for collecting and discharging surface drainage.

E. SUPPLEMENTARY PLANS

The profile of each road indicating tentative grades of roadway surface sidewalks and sewers (even though they may not be contemplated in the immediate future) and storm drains; also a typical cross section of each road including sidewalks. Where the preliminary plat submitted covers only a part of the subdivider's entire holding, a sketch of the prospective future road and drainage system of the unsubdivided part shall be submitted for study to the Planning Board.

#### IV, FINAL PLAT SUBMISSION REQUIREMENTS

A. FORM

The final plat shall be clearly and legibly drawn in India Ink on mylar or transparent tracing cloth or be photographically copied on mylar or transparent tracing cloth. The size of the sheet shall be 20" x 20" or 20" x 40". The scale shall be 1" = 100' unless otherwise required by the Planning Board.

B. IDENTIFICATION

1. The words "Final Plat" and the name of the subdivision including section if a part of the entire proposed preliminary plat.
2. Name of the owners of the subdivision.
3. Certification of licensed surveyor that the plat is correct and made from an actual survey.
4. Location by state, county, town, or other recognized land division and position within such divisions.
5. Date.
6. True north point and scale.

C. EXISTING CONDITIONS

1. The names of record of all owners of land bordering on the proposed subdivision and/or the names of all subdivisions bordering on the proposed subdivision.
2. Boundary of the subdivision.
3. Location, width, and names of existing or platted roads or other public rights-of-way, lots, railroads and water courses within and/or immediately adjacent to the subdivision.

record of the Planning Board, including the reference to the regulations violated by the plat. The subdivider shall be notified of the final action of the Planning Board and he shall record a copy of the final plat or section thereof in the office of the Clerk of Oswego County, N.Y., within sixty (60) days after the date of approval, otherwise the plat shall be considered void and must again be submitted to the Planning Board for approval before recording in the Office of the Clerk of Oswego County, New York. No building permits may be issued for development within the proposed subdivision prior to the time that such a filing is made with the County Clerk.

### III. THE PRELIMINARY PLAT SUBMISSION REQUIREMENTS

#### A. FORM

The preliminary plat to be clearly and legibly drawn, at a scale of 100 feet to the inch unless otherwise required by the Planning Board. The sheet size shall be either 20" x 20" or 20" x 40".

#### B. IDENTIFICATION

1. The words "Preliminary Plat." The name of the subdivision.
2. The name of the owner of the subdivision.
3. The name and license number of the surveyor.
4. The location by state, county, town, or other recognized land division, and position within such division.
5. Date.
6. True north point and graphic scale.
7. Small scale orientation map 1" = 400' showing the location of the subdivision in relation to the surrounding areas.

#### C. EXISTING CONDITIONS

1. The names of all owners of land adjacent to the proposed subdivision and/or the names of all subdivisions adjacent to the proposed subdivision.
2. The zoning districts within and adjacent to the proposed subdivision.
3. Boundaries of the subdivision indicated by a heavy line, bearings, distances, and the approximate acreage.
4. Location, width and names of existing or platted roads, railroad right-of-way, easements, parks, buildings, power lines, and any other non-residential use adjacent to or within the proposed subdivision.
5. Drainage channels, water courses, wetlands, flood plains, rock out-crops, wooded areas, isolated preserveable trees one foot or more in diameter, and any other significant features should be shown.
6. Existing contours with intervals of not more than five (5) feet where the slope is greater than 10%. Elevations are to be based on sea level datum.
7. Location and results of soil percolation tests on each lot at the site of the sanitary leach field, if individual disposal systems are proposed.
8. The Planning Board may require the location and results of tests made to ascertain subsurface soil, rock and ground water conditions indicated on the plat.

and develop at the time, provided that such portion conforms with all the requirements of these regulations.

2. Filing

The application for approval of the final plat shall be submitted in writing to the Planning Board on forms provided by the town clerk at least ten (10) days prior to the meeting at which it is to be considered by the Planning Board. Such application for final approval shall be filed within six (6) months from the date of preliminary approval.

The following documents and maps should be submitted with the application to the Planning Board:

1. Three prints of the final plat.
2. Three prints of typical cross sections and profiles of roads showing grades approved by the superintendent of highways.
3. If zoning change is involved, certification from the town clerk shall be required indicating that the change has been approved by the Town Board and is in effect.
4. Evidence of legal ownership of property if different from boundaries shown in preliminary plat.
5. Deed restrictions, existing and proposed in form for recording.
6. A certificate by the Town Board certifying that the sub divider has complied with one the following alternatives:
  - a. all improvements deemed necessary by the Planning Board have been installed in accordance with requirements of these regulations and with the action of the Planning Board giving approval of the preliminary plat, or
  - b. a performance bond or certified check has been posted in sufficient amount to assure such completion of all required improvements.
7. Statement of approval on the final plat by the New York State or Oswego County Health Department which shall be secured by the sub divider before official submission of the final plat.
8. Certificate of approval from the town attorney as to the legal sufficiency of the officers of cession by the Sub divider of the areas for public use including streets.
9. Such other certificates, affidavits, endorsements or deductions as may be required by the Planning Board in the enforcement of these regulations.

3. Approval

Action Upon Subdivision

A public hearing may be held by the Planning Board within forty-five (45) days after the time of submission of such plat for approval, or the hearing may be waived if the plat is in substantial agreement with the preliminary plat approved earlier. The Planning Board shall approve, modify, or disapprove the plat within forty-five (45) days from and after the time of hearing, if one is held, otherwise said plat shall be deemed approved. The certificate of the town clerk as to the date of submission of the final plat for approval, and the failure to take action within such time shall be sufficient in lieu of the endorsement or evidence of approval herein required. If disapproved, the grounds for disapproval shall be stated in the

5. Deed restrictions, existing and proposed, if any.
6. Draft environmental impact statement, if significant impact expected.

Such application, maps, and data shall be submitted at least ten (10) days prior to the meeting at which the subdivision is to be considered.

2. Approval

a. Review of Subdivision

Following the review of the preliminary plat and supplementary material submitted for conformity to these regulations, and following negotiations with the sub divider on changes deemed advisable and the kind and extent of improvements to be made by him, the Planning Board shall within forty-five (45) days of the time of submission, hold a public hearing. The hearing shall be advertised at least once in the town's official newspaper at least ten (10) days before such public hearing. This hearing shall also fulfill the requirements of the SEQR act on the draft environmental impact statement. Within forty-five (45) days from the hearing date, the Planning Board shall approve, approve with modifications, or disapprove the preliminary plat and state its reasons for disapproval. Failure of the Planning Board to hold a public hearing within the required time period shall be deemed to be the equivalent to Planning Board approval of the preliminary plat.

b. SEQR Review

The lead agency in the SEQR review process will be responsible for ensuring the completion of a final environmental impact statement, should it be required, within forty-five (45) days from the public hearing. A statement of findings must accompany approval of the Plat.

c. Action upon Subdivision

The action of the Planning Board shall be noted on three copies of the preliminary plat and reference made to any modifications determined. One copy shall be returned to the sub divider and the other two copies retained by the Planning Board.

d. Approval of Subdivision

Approval of a preliminary plat shall not constitute approval of the final plat. The preliminary plat 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 must comply with these regulations and all requirements set forth by the Planning Board in the review of the preliminary plat, and any other state or county health department requirements.

B. FINAL PLAT

1. General

The final plat shall conform essentially to the approved preliminary plat, and it may constitute only that portion of approved preliminary plat the sub divider proposes to record



(2) the division of a parcel of land into two or more lots where one or more of the lots lacks existing road frontage.

These above mentioned land divisions are made for the purpose, whether immediate or future, of transfer of ownership or building development, and shall include resubdivision. A tract or tracts of land shall constitute a subdivision upon the sale, rental, or offer of sale or lease of the fourth lot within any consecutive three year period. The five (5) or more acre exclusion from these regulations applies only to lots with a minimum of three hundred (300) feet frontage on an existing road.

8. Superintendent of Highways – The town superintendent of highways is in charge of maintenance and construction of all town roads.
9. The General Plan – A comprehensive or master plan for the development of the town prepared by the Planning Board pursuant to Section 272-a of the Town Law.
10. Zoning Ordinance – The officially adopted zoning ordinance of the town, together with any and all amendments thereof.

L. GENERAL ADMINISTRATION

It is recommended that any potential applicant for subdivision review contact the Planning Board or the Zoning Enforcement Officer to discuss the nature of this proposal on an informal basis prior to initiating a formal request for review. The sub divider should request an appointment with the Planning Board by writing to the Secretary of the Planning Board. The Secretary will notify the sub divider of the time, date, and place that the Planning Board will meet. At the Planning Board meeting, the proposed subdivision will be reviewed as to how it relates to the town land use plan. The meeting is intended to assist the sub divider in the planning and preparation of the preliminary plat, to save him both time and money in maps and plans. If there is no meeting, the applicant should proceed with the preparation of a preliminary plat. Applications for preliminary plat approval shall be accompanied by a filing fee of a minimum of fifty (50) dollars per lot.

II. SUBDIVISION REVIEW PROCEDURE

A. PRELIMINARY PLAT

1. Filing

The sub divider shall prepare and file application on forms supplied by the Town Clerk for preliminary plat approval with the following documents and maps presented to the Planning Board.

1. Three paper prints of preliminary plat.
2. Three paper prints of profiles and typical cross sections of all proposed streets.
3. Evidence of legal ownership of property.
4. A list of exceptions to regulations, codes, laws, ordinances, and specifications desired by sub divider.

G. COOPERATION

The Planning Board may cooperate with any adjacent municipality in the review of subdivisions within a distance of 500 feet from their boundary.

H. AMENDMENT

The Planning Board may on its motion and after public hearing amend, supplement or change these regulations subject to the approval of the Town Board.

I. WAIVER

When in the opinion of the Planning Board undue individual hardship may result from strict compliance with these regulations, it may modify these regulations so that substantial justice may be done and the public interest secured; provided that such modification will not have the effect of nullifying the intent and purpose of the General Plan or these regulations. In the case of a large scale development such as a neighborhood unit plan which would include provisions for housing, shopping, and recreation facilities, the Planning Board may modify these regulations providing such development shall include covenants, restrictions, and other legal provisions necessary to guarantee full achievement of such a proposed plan.

J. SEPARABILITY

If, for any reason, a clause, sentence, paragraph, section, or other part of these regulations should be decided by a court of competent jurisdiction to be invalid, such judgment shall not affect the validity of these regulations as a whole, or any part thereof other than the part held invalid.

K. DEFINITIONS

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

1. Engineer – An individual duly qualified and licensed to perform engineering work in the State of New York.
2. Major Road – A road intended to serve heavy flows of traffic from minor roads or as a business road providing access to business properties.
3. Minor Road – A road intended to serve primarily as an access to abutting residential properties.
4. Preliminary Plat – The preliminary drawing or drawings indicating the proposed plan or layout of the subdivision to be submitted to the Planning Board for consideration.
5. Planning Board – Oswego Town Planning Board.
6. Subdivider – Any person, firm, corporation, partnership or association that will lay out, any subdivision or part thereof as defined herein either by himself or others.
7. Subdivision – (1) the division of any parcel or parcels of land whether or not contiguous, into four or more lots, plots, sites, or other division of land each being fewer than five acres.



# SUBDIVISION REGULATIONS

For the

TOWN OF OSWEGO, N.Y.

## I. GENERAL REGULATIONS

### A. AUTHORITY

The Town Board by resolution has authorized and empowered the Planning Board to approve plats showing new streets or highways. This resolution has been adopted in accordance with Chapter 62, Article 16, Sec. 276, 277, 278 of the Consolidated Laws of the State of New York, otherwise known as the Town Law.

### B. PURPOSE

The foregoing rules and regulations are adopted by the Planning Board to secure and provide for the future growth and development of the town and affording adequate facilities for the housing, transportation, distribution, convenience, comfort, safety, health and welfare of its population.

### C. OFFICIAL NAME

These regulations shall be known and may be cited as the "Subdivision Regulations for the Town of Oswego, N.Y."

### D. INTERPRETATION

The provisions of these regulations shall be held to have been adopted for the promotion of health, safety and welfare of the people of the Town of Oswego. These regulations are not intended to repeal, abrogate, annul, or in any manner interfere with any existing laws, covenants, or rules provided. However, where these regulations impose a greater restriction than is required by such existing laws, covenants or rules, the provision of the regulations shall govern.

### E. JURISDICTION

These regulations shall apply to all subdivision of land hereinafter made in the Town of Oswego. Any subdivision which has been duly approved by the Town of Oswego Planning Board, or which has been filed in the Office of the County Clerk, but which does not meet the standards for subdivision as described in these regulations and which is not, as yet, developed shall be exempt from complying with such regulations for a period of one (1) year after the adoption of this ordinance. After one (1) year, any construction or development-taking place in such subdivisions shall be subject to the regulations set forth herein. This shall include any subdivision with partially sold lots.

### F. EFFECTIVE DATE

These regulations, after public hearing, have been adopted by the Planning Board on August 13, 1985 and are effective this day of approval.

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# TOWN OF OSWEGO

## SUBDIVISION REGULATIONS

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