

# VILLAGE OF ALLEGANY SUBDIVISION REGULATIONS

## TABLE OF CONTENTS Adopted March 7, 2005

|  | <u>Page</u> |
|--|-------------|
| <b>1. GENERAL PROVISIONS</b>                                       |             |
| Section 1.1 Title .....  | 1-1         |
| Section 1.2 Authority .....  | 1-1         |
| Section 1.3 Purpose .....  | 1-1         |
| Section 1.4 General Requirements .....                             | 1-1         |
| Section 1.5 Policies .....   | 1-1         |
| Section 1.6 SEQR Review .....                                      | 1-2         |
| Section 1.7 Variance Procedure .....                               | 1-2         |
| Section 1.8 Waiver of Requirements .....                           | 1-3         |
| Section 1.9 Court Review .....                                     | 1-3         |
| Section 1.10 Separability .....                                    | 1-3         |
| Section 1.11 Fees .....  | 1-3         |
| Section 1.12 Consultant Review .....                               | 1-3         |
| <b>2. DEFINITIONS</b>  |             |
| Section 2.1 Word Usage and Interpretation .....                    | 2-1         |
| Section 2.2 Definitions .....                                      | 2-1         |
| <b>3. APPLICATION PROCEDURE AND APPROVAL PROCESS</b>               |             |
| Section 3.1 General Procedure .....                                | 3-1         |
| Section 3.2 Letter of Intent and Sketch Plan Conference .....      | 3-1         |
| Section 3.3 Major Subdivision .....                                | 3-3         |
| Section 3.4 Minor Subdivision .....                                | 3-7         |
| Section 3.5 Certification of Final Plat .....                      | 3-10        |
| Section 3.6 Expiration of Conditional Approval of Final Plat ..... | 3-10        |
| Section 3.7 Filing of Final Plat .....                             | 3-11        |
| Section 3.8 Default Approval of Preliminary or Final Plats .....   | 3-11        |
| Section 3.9 Resubdivision and Lot Line Adjustment .....            | 3-11        |
| <b>4. SPECIFICATIONS FOR DOCUMENTS TO BE SUBMITTED</b>             |             |
| Section 4.1 Sketch Plan .....                                      | 4-1         |
| Section 4.2 Preliminary Plat .....                                 | 4-1         |
| Section 4.3 Final Plat .....                                       | 4-4         |



**5. COMPLETION AND MAINTENANCE OF IMPROVEMENTS**

Section 5.1 Improvements to be Required ..... 5-1  
Section 5.2 Schedule of Improvements ..... 5-2  
Section 5.3 Inspections ..... 5-2  
Section 5.4 Default of Security Agreement ..... 5-2  
Section 5.5 Acceptance of Streets and Other Facilities..... 5-3  
Section 5.6 Security Where Plat is Approved in Sections ..... 5-3  
Section 5.7 Homeowner's Associations ..... 5-3  
Section 5.8 Common Open Space ..... 5-3

**6. DESIGN STANDARDS**

Section 6.1 General Provisions ..... 6-1  
Section 6.2 Lots and Blocks..... 6-1  
Section 6.3 Building Envelopes..... 6-2  
Section 6.4 Streets..... 6-3  
Section 6.5 Sidewalks..... 6-5  
Section 6.6 Water Supply and Sewage Disposal..... 6-5  
Section 6.7 Stormwater Management ..... 6-5  
Section 6.8 Monuments..... 6-5  
Section 6.9 Telephone, Cable, Electric and Similar Utilities..... 6-6  
Section 6.10 Street Lighting..... 6-6  
Section 6.11 Grading ..... 6-6  
Section 6.12 Street Trees..... 6-7  
Section 6.13 Cluster Subdivisions ..... 6-8

**7. EFFECTIVE DATE ..... 7-1**