

Local Law # 2 of the year 1966

Amended Law # 1 1972

REGULATING STANDARDS FOR THE DEDICATION OF TOWN ROADS

Whereas the number of inhabitants of the Town of Hunter has increased in recent years, creating a shortage of suitable dwellings, and an increase in construction of new dwellings, and whereas many of the new dwellings are being constructed on lands which have heretofore been undeveloped and un used for residential purposes, and the means of ingress and egress to these dwellings being make shift and unsatisfactory, be it resolved that the Town Board of Hunter, N.Y. does hereby adopt the following Regulations and Procedure in an effort to create uniformity in the design and construction of all future streets, and to insure that the said streets will be adequate to serve the needs of the residents of the town, and others in the future, as well as at present.

**DEFINITIONS**

1. This local law shall be known and may be cited as “The Street or Highway” law of the Town of Hunter.
2. Wherever used in this local law the word “street” shall also be construed to mean a thorough fare or highway.
3. Wherever used in this local law, words in the singular number include the plural and words in the plural numbers include the singular.
4. The word “shall” is mandatory and not directory. Words used in the present tense include the future.

**REGULATIONS**

1. All previous regulations or resolutions affecting the acceptance of streets by the Town are hereby rescinded.
2. At least three (3) habitable dwellings, suit able for year round occupancy must be on each proposed street.
3. Prior to being offered for dedication to the Town, all streets shall meet with the following requirements:
  - (a) The arrangements of the streets or highways shall be laid out so as to form a continuation of the principal streets or highways now existing.
  - (b) The minimum width of streets shall be fifty (50) feet measured from lot line to lot line, and the minimum width of the roadway shall be twenty- four (24) feet. The widths shall be measured nor mal to the lot lines on tangents and the radial lines on curves.
  - (b2) Each street shall be marked by monuments of granite or concrete with a cross on top. Said monuments are to be at least three (3) inches square and four (4) feet long, and are to be installed with two (2) inches showing above the surface of the grounds.
  - (c) Streets designed to have one end permanently closed shall be provided with a cul-de-sac having a minimum diameter for the outside property line of at least sixty (60) feet.
  - (d) As far as practical, acute angles between streets at their intersection are to be avoided and where a deflection angle of more than ten (10) degrees in a street

line occurs at any point between two intersecting streets, a curve of reasonable long radius is to be introduced.

- (e) Street grades shall not be more than six (6) percent and not less than one (1) percent. In the opinion of the Town Superintendent of Highways there shall be no grades resulting in difficult or unusual problems.
- (f) All streets shall have adequate drainage, including necessary inlet and outlet ditches. Reinforced concrete or corrugated iron pipe shall be used for all culverts and surface drains. Said materials used for same must conform to standard usage adopted by the Town Superintendent of Highways.
- (g) The roadway of such streets shall be filled to a minimum depth of nine (9) inches with a suitable bank gravel, which will be crowned and compacted and approved by the Superintendent of Highways.
- (h) Landscaping of the proposed streets is optional with the applicant.
- (i) All such streets shall be surfaced to the following specifications:
  - 1. All roads will be paved to a minimum width of 18 feet.
  - 2. Each pavement shall consist of two applications of stone and oil. The first application of oil shall be MC 1 in the amount of 5/10 gallon per square yard and shall be covered with 40 lbs. of #1 crushed stone per square yard. The second application of oil shall be MC 5 in the amount of 4/10 gallon per square yard and shall be covered with 30 lbs. of #1 crushed stone per square yard.

**PROCEDURE**

- 1. All applications for the dedication of streets shall be accompanied by a survey, prepared by a licensed surveyor within one year from the date of application and in proper form for recording. Such survey is to be submitted in triplicate, and should show the profiles of each existing street, and the proposed street as well as the location of trees and shrubbery if required.
- 2. All applications shall be accompanied by a proposed warranty deed, and any and all other necessary legal instruments to give clear and undisputed title to the Town together with a 30 year title search of each parcel to be conveyed. All proposed deeds and titles shall be passed upon by the Town Attorney and his decision shall be final. In the event that any easements or rights of way are necessary in the opinion of the Superintendent of Highways to remove surface water or other material, the applicant shall obtain such necessary legal documents as may be required.
- 3. The Town Board shall not approve the installation or erecting of any specific district improvements on any street not accepted in accordance with these provisions.
- 4. All applications wherein drainage or refuse problems exist as the result of the intersection of the proposed street and state, county or town highways shall contain written permission from the New York State Department of Public Works, Greene County, Superintendent of Highways, or the Town Superintendent of Highways, as the case may be.
- 5. Variances from these standards may be granted by the Town Board when in its discretion special circumstances warrant such variances. An affirmative vote of at least four members of the Town Board is required for approval of a variance.