

ORDINANCE ESTABLISHING SPECIFICATIONS

FOR

THE DEDICATION

OF

TOWN ROADS AND STREETS

ORDINANCE ESTABLISHING
SPECIFICATIONS
FOR THE
DEDICATION OF TOWN ROADS AND STREETS

Pursuant to Section 130 of the Town Law of the State of New York, the Town Board of the Town of Ashland, Greene County, New York, does ordain and ENACT AS FOLLOWS:

Whereas the number of inhabitants of the Town of Ashland has increased greatly in recent years, creating a shortage of suitable dwellings, and a great increase in construction of new dwellings, and whereas many of the new dwellings are being constructed on lands which have heretofore been undeveloped and unused for residential purposes, and the means of ingress and egress to these dwellings being makeshift and unsatisfactory, be it resolved that the Town Board of Ashland, New York 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 the present.

DEFINITIONS

SECTION I: This resolution shall be known and may be cited as “The Street or Highway” resolution of the Town of Ashland.

SECTION II: Wherever used in this resolution the word “street” shall also be construed to mean a thoroughfare or highway.

SECTION III: Wherever used in this resolution, words in the singular number include the plural and words in the plural numbers include the singular.

SECTION IV: The word “shall” is mandatory and not directory. Words used in the present tense include the future.

REGULATIONS

SECTION I: All previous regulations or resolutions affecting the acceptance of streets by the Town are hereby rescinded.

SECTION II: At least three (3) habitable dwellings, suitable for year round occupancy must be on each proposed street.

SECTION III: 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-1 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-eight (28) feet, this to be eighteen (18) feet road surface with five (5) foot shoulders on each side of the road surface. The widths shall be measured normal to the lot lines on tangents and radial lines or curves.

B-2 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.

B-3 Each road is to be oiled twenty (20) feet wide with M.C.O. $\frac{1}{2}$ gallon per square yard. Lock coated with M.C. $5 \frac{2}{10}$ per square yard. Covered by thirty (30) pounds number one (1) stone per square yard. Then shot again with M.C. $5 \frac{4}{10}$ per square yard and covered with forty (40) pounds number one (1) crushed stone per square yard.

C. Streets designed to have one (1) end permanently closed shall be provided with a cul-de-sac having a minimum diameter for the outside property line of at least ninety (90) 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 (2) intersecting streets, a curve of reasonably long radius is to be introduced.

E. Street grades shall not be more than ten (10) 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. 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 State of New York.

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.

PROCEDURE

SECTION I: All applications for the dedication of streets shall be accompanied by a survey, prepared by a licensed surveyor within one (1) 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.

SECTION II: All applications shall be accompanied by a proposed fee title warranty deed, and any and all necessary legal instruments to give clear and undisputed title to the Town together with a thirty (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.

SECTION III: 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.

SECTION IV: All applications wherein drainage or refuge 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.

BY ORDER OF THE TOWN BOARD