

TOWN OF CAIRO

ORDINANCE FOR THE DEDICATION OF TOWN ROADS AND STREETS

SUPERVISOR:	WILLIAM B. LAWRENCE
COUNCILMEN:	FRANK DORPFELD DONALD LENNON JOSEPH SPENCER RICHARD LORENZ
SUPERINTENDENT OF HIGHWAYS:	HAROLD BISHOP
TOWN CLERK:	ANN DORPFELD
TOWN JUSTICES:	THOMAS BALDWIN DONALD ORR

ADOPTED:                   JANUARY 11, 1989

## ORDINANCE FOR THE DEDICATION OF TOWN ROADS AND STREETS

### TOWN OF CAIRO, NEW YORK

WHEREAS the number of inhabitants of the Town of Cairo 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 Cairo, New York, does hereby adopt the following Regulations and Procedures 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. All prior ordinances concerning the dedication of town roads and streets are hereby repealed.

#### DEFINITIONS

SECTION 1: This resolution shall be known and may be cited as "The Street or Highway" resolution of the Town of Cairo.

SECTION 2: Wherever used in this resolution, the word "street" shall also be construed to mean a thoroughfare or highway.

SECTION 3: Wherever used in this resolution, words in the singular numbers include the plural and words in the plural numbers include the singular.

SECTION 4: The word "shall" is mandatory and not directory. Words used in the present tense include the future.

#### REGULATIONS

SECTION 1: All previous regulations or resolutions affecting the acceptance of streets by the Town are hereby rescinded.

SECTION 2: At least four (4) abutting lots having a minimum road frontage of one hundred and ~~twenty-five (25)~~ <sup>125</sup> feet on the proposed road and owned by separate individuals must be on each proposed street.

SECTION 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.

(b1) The minimum right of way widths of streets shall be 50 feet, measured from lot line to lot line and incorporating a typical roadway section consisting of 18 feet of pavement and, 6 foot shoulder widths on each side of the pavement. The widths shall be measured normal to 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 ground.
- (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 one hundred and twenty (120) 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 a reasonably long radius is to be introduced.
- (e) Street grades shall not be more than thirteen (13) per cent and not less than one (1) percent. Maximum grades in excess of thirteen (13) percent shall be allowed at the discretion of the Town upon the recommendation of the Town Superintendent of Highways.
- (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. Drainage easements will be obtained on behalf of the Town where necessary.
- (g) The roadway of such streets shall be filled to a minimum depth of twelve (12) 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) The roadways of such streets shall be covered with two alternate coats of oil and #1 stone and shall be maintained by the builder for a period of one year from the application of the oil and stone. The oil shall be applied at the rate of ½ gallon per square yard of pavement for each of the two required coats of oil. Said maintenance shall be guaranteed by the applicant obtaining a performance bond to be determined at a rate of \$20,000. per mile or portion thereof. (Amended 7/30/84).
- (i) All private driveways and roads connecting with any town highways are to have a culvert pipe of at least twelve (12) inches installed at a point where the private road meets the highway, said culvert to be installed under the supervision of the Town Superintendent of Highways and the said Town Superintendent of Highways to have the discretion to require larger sized culvert when necessary. This provision to become effective for all private roads built after the date of the adoption of this provision.

## PROCEDURE

- SECTION 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. The surveyor shall also certify in writing to the Town that the proposed road has been constructed in accordance with the survey and profile as submitted.
- SECTION 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.
- SECTION 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.
- SECTION 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.
- SECTION 5:** All culvert installed pursuant to Section 3 Sub-section (j) of the Regulations of this ordinance shall be bonded to the Town in the amount of \$50.00. Said money to be refunded upon the approval of the completed project by the Town Superintendent of Highways. All work done by private individuals on Town Highways will require insurance or an insurance bond in the same manner and form as those required for work on State and County roads.

BY ORDER OF THE TOWN BOARD