



RULES OF PROCEDURE AND FOR THE CONDUCT

of the

PLANNING BOARD

of the

INCORPORATED VILLAGE OF PORT WASHINGTON NORTH



IN ACCORDANCE WITH THE PROVISIONS OF VILLAGE LAW, SECTION 179-g, THE PLANNING BOARD OF THE INCORPORATED VILLAGE OF PORT WASHINGTON NORTH HEREBY ADOPTS THE FOLLOWING RULES AND REGULATIONS IN RESPECT TO PROCEDURE BEFORE IT UPON APPLICATIONS MADE PURSUANT TO VILLAGE LAW, ARTICLE VI-A.

GENERAL RULES

1. Meeting of the Board may be called by the Chairman or by three members.
2. A quorum shall consist of three members.
3. The Chairman may direct a roll call upon any propositions to be acted upon, and all votes shall be taken by ayes and nays.
4. No proposition shall be deemed carried unless it receives the affirmative vote of not less than three members.
5. The vote upon every propositions shall be recorded in the minutes.
6. At public hearings those in favor of applications shall be heard first and then those opposed thereto unless the Chairman shall otherwise direct.
7. When directed by the Chairman all reports, whether from members of the Board or its staff, shall be incorporated in the record of proceedings.

8. All propositions of matters scheduled for public hearings shall be advertised in accordance with the applicable provisions of the Village Law of the State of New York.
9. The Village Clerk of the Village of Port Washington North, or his designated deputy, shall act as the Clerk of the Planning Board.
10. By direction of the Chairman or on request in writing signed by three members, the Clerk shall send by mail a notice of meetings to each member of the Board. Such notice shall be mailed at least forty-eight hours prior to the time fixed for the meeting. The direction or request shall state the nature of the business to be brought up at such meeting.

AMENDMENTS AND SUSPENSIONS

11. These rules may be amended, or any rule suspended, at any meeting of the Board by a majority vote of the whole membership.

INCORPORATED VILLAGE OF PORT WASHINGTON NORTH PLANNING BOARD REGULATIONS FOR SUBDIVISION OF LAND

SECTION 1 – DEFINITIONS

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

- A. Board means the Planning Board of the Incorporated Village of Port Washington North.
- B. Clerk means the duly designated Clerk of the Board.
- C. Subdivision means the division of any parcel of land into two or more lots, plots, sites or other divisions of land for immediate or future sale or for building development, with or without streets or highways.

- D.
 - 1. A major road shall mean one which provides or is officially planned to provide four or more lanes for vehicular traffic.
 - 2. A secondary or feeder street shall mean one intended to serve as a link or connection from a major road to a minor residential street or streets.
 - 3. A minor residential street shall mean one intended to serve primarily for the use of the occupants of the residences fronting thereon.
 - 4. A street upon which multiple dwellings (constructed for occupancy by more than two families) or business buildings are proposed to front, or under the applicable zoning ordinance are permitted to front shall be considered as a secondary street.
- E. Preliminary layout means the preliminary map showing the proposed subdivision layout to be presented to the Board for its consideration.
- F. Plat means the final map showing the subdivider's plan of subdivision to be submitted to the Board for approval and which, if approved, will be duly filed by the applicant with the County Clerk.
- G. Master Plan means the plan, or any part or parts thereof adopted pursuant to Article 6A of the Village Law of the State of New York.
- H. Print means any paper print which reproduces legibly and exactly the original tracing from which it was made.
- I. Date of submission of the plat means the date on which the application for approval thereof, complete in all respects, is filed with the Village Clerk and the required fee is paid to said Clerk.

SECTION II – PROCEDURE

- A. The subdividing owner or his agent shall present at the Village office, upon forms provided by the Board, and in triplicate, the application for the consideration of the preliminary layout, together with ten prints of the preliminary layout, accompanied by a fee of \$300.00. The Clerk of the Board will notify the applicant of the date and time of the meeting of the Board at which the application will be considered.
- B. The preliminary layout, street profiles, drainage plan, and plat, all procedure relating thereto, shall in all respects comply with the provisions of the Village Law, the appropriate building zone ordinance and all applicable regulations, except where variations therefrom may be specifically authorized by the Board.
- C. The applicant or his duly authorized representative should be prepared to attend the designated meeting to discuss the preliminary layout. Presentation of a preliminary layout shall not be deemed a submission of the plat for approval. Nothing contained herein shall prohibit the submission of the final plat in lieu of such preliminary layout.
- D. The applicant shall within six months after approval of the preliminary layout present to Village Clerk, upon forms provided by the Board, and in triplicate, the application for the consideration of the final plat, the estimate of the cost of public improvements and utilities, and the consent of the mortgagee(s) to filing of the plat, together with a certificate of title of an approved title company and in form satisfactory to the Board and certifying record title in the name of the applicant, and also ten prints of the final plat and ten prints of the street profiles and drainage plan, accompanied by a fee of \$300.00 plus \$300.00 for each plot or lot or part thereof covered by said plat. Said application shall be filed with the Clerk of the Board at least twenty days before a meeting of the Board. The Clerk will then arrange for a public hearing at a meeting of the Board.
- E. If required improvements and utilities have not been completed under the inspection and to the satisfaction of the Board prior to final approval of the plat, then and in that event, and before such final approval of the plat, the applicant will be required to file with the Village a performance bond issued by a surety company approved by the Village Board of Trustees, or by the owner with security acceptable

to the Board of Trustees, to secure to the Village of Port Washington North the actual construction and installation of such improvements required by the Board on such final approval and at a time fixed by the Board and in accordance with the requirements of the Board under these regulations. The amount of said bond shall be determined by the Board and shall be approved by the Village attorney as to form, sufficiency and manner of execution. Said bond shall run for a term to be fixed by the Board but in case for a term longer than three years, provided however, that the term of said bond may be extended by the Board with the consent of the parties thereto. As to utilities required by the Board on such final approval the Board may in its sole discretion accept assurance in writing from each public utility company whose facilities are proposed to be installed. When such a writing is acceptable it shall be addressed to the Village of Port Washington North and state in substance or effect that such public utility company will make the installations necessary for the furnishing of its services within the time therein specified satisfactory to the Board. There may also be included in determining the amount of such bond the reasonable cost of inspection of such improvements by the Board, the estimated cost for employing a watchman to guard any storm water drainage or storage basins required to be installed by the Board, the cost of liability insurance, and the estimated cost of installation of necessary water supply facilities.

- F. After completion of the foregoing procedure to the satisfaction of the Board and if the Board shall approve the plat, the approval of the Board shall be endorsed thereon, together with the date thereof over the signature of the Chairman of the Board or an alternate designated by resolution of the Board. Prior to such endorsement the developer shall file with the Board three prints of the street profiles and drainage plan as approved by the Department of Public Works of Nassau County and the Village Engineer of the Village of Port Washington North.
- G. Within ninety days following the endorsement of final approval by the Board, the plat, together with one duplicate tracing, shall be filed with the County Clerk. Three duplicate tracings of the plat shall be presented at the office of the Village Clerk of the Village of Port Washington North.

H. In case of a subdivision plat showing premises located within 300 feet of another incorporated village or the unincorporated area of the Town of North Hempstead, and subject to the jurisdiction of the Board, the signature of the village or other appropriate planning board must be endorsed on the plat and a certified copy of the approving resolution must be presented at the office of the Board before the Board will consider final approval of such plat.

SECTION III – GENERAL REQUIREMENTS FOR THE SUBDIVISION OF LAND

The proposed subdivision shall conform to the applicable zoning ordinance and to the master plan affect the area.

A - STREETS

1. The street layout shall be in conformity with an advantageous development of the area covered by the plat submitted and of the entire neighboring area.
2. The arrangement of streets in the subdivision shall provide for the continuation of the streets in adjoining subdivisions or for their proper projection when adjoining property has not been subdivided, so far as in the judgement of the Board such continuations or projections are necessary for fire protection, for the proper movement of traffic or for the construction or extension, presently or when required, of needed utilities and public services such as sewers, water and drainage facilities. Where streets are continued, they shall be not less than fifty feet wide in residential districts and not less than sixty feet wide in business and industrial districts.
3. The width of street rights-of-way and paved areas shall be in accordance with the improvement requirements in Section VI of these regulations.
4. Cul-de-sac or dead-end streets shall be avoided. When a cul-de-sac is permitted, it normally shall not exceed 350 feet in length and shall be equipped with a turn-around roadway having a minimum radius of 40 feet for the curb line at the closed end. A dead-end street for the purpose of future development of adjacent property may be permitted or required by the Board. In such a case a temporary turn-around and other temporary installations to safeguard the public may be required by the Board.
5. Proposed streets shall be adjusted to the contour of the land and to avoid streets of dangerous gradient. Curved alignment should be used to secure economic location of streets where the terrain is steep.
6. In the location of streets consideration should be giving to possible underground or overhead crossings in connection with railroads, traffic separation or major highways and parkways. Traffic distributing circles may be required where needed.

7. Reservation of the title in any of the platted land or of any land controlling access to streets or land otherwise reserved for public use is prohibited.
8. Whenever a street abuts property to be subdivided and is less than fifty feet in width in the residential districts or sixty feet in width in business or industrial districts, provision for the widening thereof may be required as directed by the Board.
9. Within a block, street lines deflecting from each other at any one point more than fifteen degrees shall be connected with a curve, the radius of which shall be subject to approval by the Board.
10. Grades of all streets shall be reasonable minimum and unless warranted by extenuating circumstances shall be not less than one-half of one percent or more than five percent for all roads. Gradients shall be used to facilitate surface drainage to proper natural or artificial outlets. All changes in street drainage to proper natural or artificial outlets. All changes in street grades shall be connected by vertical curves as approved by the Nassau County Department of Public Works and the Village Engineer. Such vertical curve shall give a minimum sight distance of 1,000 feet on major roads, 500 feet on secondary streets, and 300 feet on minor residential streets.
11. The developer will be required to install the facilities for the drainage of streets as approved by the Department of Public Works and the Village Engineer. Any recharge basins required by the Board or the County shall be constructed and completed and any other drainage facilities required to be installed on the plat shall be constructed and completed prior to the installation of any other improvements required on the plat. All such drainage structures shall be maintained in good operating condition until such time as the bond is released.
12. Four way street intersections will be avoided, where possible, with the exception of major highway crossings. Where streets intersect one another the angle of intersection shall be as near ninety degrees as possible. Curb radii at intersections where the interior angle is greater than eighty degrees shall be not less than twelve feet and where the interior angle is less than eighty degrees, larger curb radii shall be provided as determined by the Board and property lines shall be established concentric thereto.

13. Minor or secondary street openings into a major road shall be at least 500 feet apart unless otherwise approved by the Board.
14. The developer will be required to install sidewalk, curb and pavement on proposed streets as well as curb and sidewalk on existing streets which bound or intersect the proposed subdivision, as approved by the Board. The developer will also be required to install street signs, property line monuments and driveway aprons.

B – BLOCK FRONTAGES

1. No street frontage between intersecting streets shall exceed twelve hundred feet or be less than two hundred feet unless otherwise approved by the Board.
2. Areas bounded entirely by streets shall provide for two rows of lots unless otherwise approved by the Board.

C – LOTS

1. All lots for residential use shall conform to the appropriate zoning requirements prescribed by the Zoning Ordinance of the Village of Port Washington North. Ample space shall be provided for the erection of a garage and the construction of a driveway on each lot. If garages are not to be built prior to sale of lots, ample space shall be left to permit erection of a garage and construction of a driveway in conformance with the side yard requirements as specified in the applicable zoning ordinance.
2. Side lines of lots shall be at right angles or radial to street lines, unless otherwise approved by the Board.
3. Lots shall not front directly on (that is to say, have ingress from or egress to) a major road, but shall front on a marginal road or on a minor interior street. Unless otherwise permitted by the Board such marginal road shall be at least 44 feet in width and shall provide for the following: a 10 foot sidewalk area, a 30 foot paved roadway and a 4 foot strip adjoining the major road. Where a proposed subdivision abuts a State Park or Parkway, a marginal street or service road adjacent to the right-of-way of such Parkway or abutting such State Park may also be required by the Board. When required, such street adjacent to a State Park or Parkway shall be a minimum of 50 feet in width. In the case of lots abutting a major road and fronting

on a minor interior street, such lots shall be at least 115 feet in depth of which the 15 feet nearest the major road shall be restricted for planting; the plat shall carry a note prohibiting vehicular access from such lots to the major road, a declaration to that effect shall be recorded in the office of the County Clerk, and the deeds of these lots shall carry restrictions as may be approved by the Board.

D - PARKS

Adequate, convenient and suitable areas for the parks or playgrounds, or other recreational uses, may be required in the discretion of the Board. Such recreational area, if required, shall be a minimum of three percent of the entire holding.

E – UTILITIES

1. The Board may require the developer to furnish all necessary public utilities in and to the proposed subdivision. Water supply and sewage disposal must be furnished in accordance with the plan approved by the State Health Department.

F – WATERWAYS

The developer will be required to install bulkheading on proposed or existing canals or other bodies of water as approved by the Board.

SECTION IV – THE PRELIMINARY LAYOUT

The preliminary layout presented to the Board shall show the following:


- A. Street and lot layout covering the entire holding. Where the subdivision is to be divided into sections for the purpose of submitting final plats, the preliminary layout shall show the boundaries of each section, and each such section shall bear a number indicating numerically the order in which the developer proposes to submit for approval the plats covering such sections. Unless otherwise approved by the Board, the order of submission of final plats shall follow the sequence of the section numbering.
- B. Scale of the drawing, 80 feet to the inch preferred.
- C. Topographic character of the land by means of contours of existing surface, with intervals not to exceed two feet. Where the terrain is unusually flat or unusually steep the Board may require a smaller contour interval or permit a greater contour interval. The topography shall be drawn from an actual field survey certified by a licensed land surveyor. Contours shall be extended to cover an area 200 feet beyond the boundaries of the parcel to be subdivided.
- D. Proposed subdivision name or identifying title and names of the incorporated village or unincorporated community, town and county in which the subdivision is located.
- E. Name and address of record owner and subdivider.
- F. Name, license number and seal of licensed land surveyor.
- G. Tax map description according to Nassau County Tax Map.
- H. True or accurate magnetic north point and date taken.
- I. The name and layout of all adjacent subdivisions, names of owners of record of adjoining undeveloped properties, and uses of adjacent lands. This information shall be shown for the area extending 200 feet beyond the boundaries of the proposed subdivision.
- J. The applicable use districts of the zoning ordinance and the boundaries of such district, as affect the area to be subdivided and also the area extending 200 feet beyond the boundaries of the proposed subdivision.

- K. Location of property lines, school, fire and other special district lines, and municipal subdivision lines.
- L. Location of existing buildings, water courses, streams, ponds, storm sewers, sanitary sewers, water mains, hydrants, gas mains, parks and other essential existing features; as well as easements, right-of-way or other encumbrances.
- M. Approximate key elevations, directions of water flow and rate of grade on all proposed streets, including elevations of all inverts of sewer lines and manholes.
- N. Established and existing elevations on existing streets.
- O. Proposed provisions for collecting and disposing of storm water.
- P. Names, widths and proposed widenings of existing streets located within the area to be subdivided or in the area extending 200 feet beyond the boundaries of the proposed subdivision. On existing streets the location and type of sidewalk, curb and pavement shall be shown. Required widenings of County roads will be given by the Department of Public Works. Required widenings of Village or Town roads will be given by the Village or Town engineer.
- Q. The location of streets, public ways, or any other features shown on the Master Plan.
- R. The names of all proposed streets, which names shall be the same as the names of the streets of which they are continuations, or if not continuations, shall not be similar to the names of streets within the same fire district or within the area served by the same fire department.
- S. All parcels of land proposed to be dedicated for public use, such as: parks, playgrounds, recharge basins, streets, etc.
- T. Boundaries of proposed easements over, under, or through private property. Permanent easements shall not be less than ten feet in width and shall provide satisfactory access to an existing public highway or other public open space shown on the layout.
- U. Proposed lot lines with approximate dimension. The proposed location of the dwelling and garage to be erected shall be shown on each lot when required by the Board.
- V. Boundary description.

- W. Key map at scale 400 feet to the inch and location diagram at scale 3,000 feet to the inch.
- X. Total number of acres and total number of lots in proposed subdivision.

SECTION V – THE PLAT

The subdivision plat presented to the Board shall show the following:

- A. Street and lot layout. The original shall be clearly and legibly drawn in India Ink upon tracing cloth. The size of the sheets shall be not greater than 36 inches by 48 inches. The drawing shall be at a scale not more than 100 feet to the inch. When more than one sheet is required, an additional key sheet 36 inches by 48 inches shall be filed showing upon a reduced scale the entire subdivision on one sheet with lot and block numbers.
- B. Sufficient data to enable any surveyor to determine readily the location of every street line, lot line, boundary line, and to reproduce such lines upon the ground. This data shall be made by a licensed land surveyor and tied in, where possible, with reference points previously established by a public authority or by a licensed land surveyor.
- C. The length and bearing of all straight lines, and the radius, length and central angle of all curves. All dimensions shall be shown in feet and decimals of a foot.
- D. By proper designation thereon of all public open space for which deeds of cession are to be given and those spaces, title to which is reserved by the developer. For any of the latter there shall be submitted with the final subdivision plat, copies of agreements or other documents showing the manner in which such areas are to be maintained and the provisions made therefor.
- E. A representation that all lots conform and are in accordance with the minimum requirements of the applicable zoning use districts of the Village of Port Washington North.
- F. Lot and block numbers in accordance with the Nassau County Land and Tax Map.
- G. Permanent reference monuments showing thus . Monuments shall be set at all points required by the Board.

- H. Title of proposed subdivision as approved by the County Clerk, and location of proposed subdivision.
- I. North arrow. The north direction shall be at the top of the map or within twenty degrees east or west thereof.
- J. Location of village, Town, city, school district and other special district lines.
- K. Proposed widenings of existing streets.
- L. Approval of street grades and drainage by the Nassau County Commissioner of Public Works and the Village Engineer of the Village of Port Washington North.
- M. Approval of water supply and sewage disposal by the State Health Department.
- N. Key map at scale 400 feet to the inch and location diagram at scale 3,000 feet to the inch.
- O. Typical cross-section of the proposed streets showing general specifications for the public improvements.
- P. A note signed by the owner stating “the lands shown on this map as roads, streets or highways, or for the widening thereof, and also easements for the installation of sewers or drainage as indicated, and also land indicated as dedicated for other public use, are hereby irrevocably offered for dedication to the municipality having jurisdiction thereof”.
- Q. A note signed by the applicant’s surveyor that “the land shown on this map lies wholly within the limits of the Village of Port Washington North and not within 300 feet of the boundary of any city or incorporated village”. The note shall be appropriately amended when the foregoing statement does not accurately describe the location of the plat.
- R. Certification by a licensed land surveyor.

SECTION VI – IMPROVEMENT REQUIREMENTS

A – STREET RIGHTS-OF-WAY

1. Minor residential streets shall have a minimum right-of-way of 50 feet.
2. Secondary or feeder streets shall have a minimum right-of-way of 60 feet.
3. The width of proposed future major road shall be determined by the Board but shall be not less than 80 feet.

B – STREET CROSS SECTION

1. Where the right-of-way is 50 feet, there shall be 30 feet between curb lines.
2. Where the right-of-way is 60 feet, there shall be 40 feet between curb lines.
3. Where the right-of-way is 80 feet, the minimum width between the curb lines shall be as determined by the Board.
4. The required width of pavement shall be the distance between curb lines, unless otherwise approved by the Board. Sidewalks shall be four feet in width and in residential areas shall be placed two feet outside the property line. The placing of any shrubbery or retaining walls within the right-of-way is not permitted. Street trees shall be planted in accordance with Village ordinances.

C – GRADING

1. All grading of streets shall be in accordance with the grades approved by the Department of Public Works of the County of Nassau and the Village Engineer.
2. All streets shall be graded between property lines to conform to the established cross section and to provide for required pavements, drainage, utilities, sidewalks and driveway aprons. All driveway aprons shall be constructed to meet the sidewalk grade.

D – UTILITIES

1. All gas and water mains required by the Board shall be installed in accordance with the specifications of the utility company or municipal authority or district serving the area.
2. All street lights and lighting standards shall be installed in accordance with the specifications of the lighting agency serving the area and said specifications shall be submitted to the Board for its approval. Where required by the Board, the developer shall install street lighting standards.

3. Electric light and telephone wires shall be either underground or on poles along rear property lines.

E – STORM AND SANITARY SEWERS

All storm and sanitary sewers shall be constructed in accordance with the specifications of the local municipal authority and the Nassau County Department of Public Works.

1. Storm Water Drainage or Storage Basins

- a) Permits

No construction if any storm water drainage or storage basins required to be constructed by the Board upon its approval of a subdivision plat, shall be commenced without first notifying the Board when such work is to begin and permission in writing be given by the Clerk of the Board to the developer or his agents to begin such work.

- b) Fences

No excavation for the pit in such a storm water drainage or storage basin shall be made unless and until there shall be constructed a permanent fence entirely surrounding the proposed excavation, built in accordance with the specifications of the Nassau County Department of Public Works.

- c) Safety.

On and after the time of the commencement of the excavation for the pit on the side of the storm water drainage or storage basin and until such time as the Village of Port Washington North shall have accepted title to the plot on which it is located, the developer shall:

- 1) Employ a watchman or guard or such number of them as shall be necessary to protect children against injury, who shall be maintained at such site at all times when work is being performed on the site.
- 2) At all other times keep all entrances or means of ingress or egress in the fence closed and securely locked.

- d) Liability Insurance

No permit shall be issued by the Clerk of the Board to commence work on such a storm water drainage or storage basin unless there shall be filed in his office by the developer, a public liability insurance policy insuring the Village

of Port Washington North and the developer covering the operation of such developer and the construction of such storm water drainage or storage basin with limits of \$300,000/\$500,000, such insurance to continue in force until the performance bond has been discharged, the form and manner of execution of such policy of insurance to bear the approval of the Village Attorney.

e) Pending and Uncompleted Construction

These regulations (a), (b), (c) and (d) shall apply to all storm water drainage and storage basins shown on plats for the subdivision of land which have been approved by the Board prior to the effective date hereof, except that if the performance bond for the installation of the improvements has been discharged, only subdivision (c) shall continue in force and effect. Wherever there shall exist at the time of the effective date of these regulations any excavations for a storm water drainage or storage basin shown on a plat for the subdivision of land approved by the Board the following additional regulations shall apply:

The developer shall file with the Board within fifteen days, the public liability insurance policy required in subdivision (c).

No further excavation shall be made until the permit to resume work shall have been issued by the Clerk of the Board.

If the storm water drainage or storage basin has not been completely surrounded by a fence and the performance bond furnished to the Village for the installation of the improvements has not been discharged, the developer shall immediately:

- 1) Employ a watchman or guard or such number of them as shall be necessary to protect children against injury who shall be maintained at such site continuously barricaded and lighted until a fence completely surrounding such excavation shall have been erected and constructed in accordance with the specifications of the Nassau County Department of Public Works. The site shall also

be barricaded and lighted until such time as the fence hereinabove provided shall be erected.

2) Proceed to install the fence required in subdivision (b).

F – MONUMENTS

Monuments shall be of reinforced concrete or stone and shall be four inches square with a length of at least thirty-six inches, and shall be embedded the full depth.

G – STREET SIGNS

Street signs shall be placed at all intersections and shall be constructed as follows:

Standard: Steel post 3 inches in diameter or galvanized iron 2-1/2 inches in diameter, 10 feet in length, 2-1/2 feet embedded in concrete, 7-1/2 feet above grade, finished at top with post cap

Sign: Galvanized or bonderized steel, 12 gauge, 4-1/2 inches in width by 19 to 30 inches long, securely fastened to a post cap. The sign shall be of durable finish with letters at least 2 inches high. Street signs shall resemble those in adjacent areas. Street signs of different design and specifications may be placed upon approval of the Board.

H – BULKHEADING

Bulkheading shall be constructed in accordance with the specifications of the Nassau County Department of Public Works.

I – INSPECTION

The Board will employ inspectors to insure the satisfactory completion of improvements and utilities required by the Board. If the applicant elects to install such improvements and utilities before the final approval of the plat, the applicant shall notify the Board in writing and an Inspector will be assigned thereto. If a bond is to be given to insure completion of such improvements, the Board will assign an inspector to insure such satisfactory

completion after final approval of the plat. The Board will inspect the improvements (the construction of the roads, sidewalks, driveways, storm drainage facilities and all other improvements) during the progress of the work and at critical stages during this work. The developer, his contractors and sub-contractors will cooperate with the inspectors appointed by the Board to do this work. They will provide them with access to the construction operations which the inspector may wish to see and permit the taking of samples necessary for laboratory testing. In addition, when requested by the Village or the Inspector, the developer will notify the Village Clerk or any other person designated by the Board sufficiently in advance of the performance of certain work so that an inspector may be present to view this work and take any samples necessary for laboratory testing.

I – VARIANCES

The Board may vary, subject to appropriate conditions, such requirements of the foregoing regulation as in its judgement of the special circumstances and conditions relating to a particular plat are not requisite in the interest of the public health, safety and general welfare. When making its determination as to the improvements to be required, the Board shall take into consideration the prospective character of the development and the allowed density of population under the applicable zoning ordinance.

The Board shall also hear and decide all matters upon which it is required to pass under these regulations.

Where the applicant desires the variance of any provision of the foregoing resolutions, he shall include a request therefor, with a statement of reasons for such request, with his application for the approval of the preliminary layout.

K – SPECIFICATIONS

All street paving, gutter slabs, sidewalks and driveway aprons shall be constructed in accordance with specifications for subdivisions as prepared by the Nassau County Department of Public Works and in effect at the time of final approval of the plat. Detailed specifications are on file in the office of the Board and of the Department of Public Works. The general types, thickness and other requirements are as follows:

1. PAVEMENT SPECIFICATIONS

a) Bituminous Type Pavement

1) Base

Macadam base of broken stone, compacted to a minimum thickness of four and one half (4-1/2) inches and penetrated with a bituminous material.

OR

Broken stone base, compacted to a thickness of four and one half (4-1/2) inches, filled with sand and mechanically bonded.

OR

Concrete base five (5) inches thick mixed proportions using one (1) part Portland Cement, three (3) parts sand, and six (6) parts screened gravel or broken stone, measured separately by weight.

2) Top Wearing Course

Bituminous concrete compacted to a minimum thickness of one and one half (1-1/2) inches, with the exception of the concrete base in which case the compacted thickness shall be a minimum of one (1) inch. In order to produce a wearing course of uniform thickness and smooth surface, such bituminous concrete shall be applied and spread by a power driven bituminous concrete paver.

b) Concrete Type Pavement

A six (6) inch thick Portland Cement reinforced concrete pavement mixed proportionately using one (1) part Portland Cement with two (2) parts washed sand and four (4) parts broken stone aggregate, measured separately by weight.

c) Sub-Base

With sandy or gravelly soil no sub-base will be required. With clay soil or fine ground silt a three (3) to six (6) inch sub-base of compacted sand, gravel or crushed stone will be required.

2. CURB SPECIFICATIONS

Concrete curb as follows:

Depth of eighteen (18) inches with a minimum five (5) inch face exposed with a width of six (6) inches at top increasing uniformly to nine (9) inches at the bottom. A one half (1/2) inch steel reinforcing bar shall be set as a nosing bar. Concrete shall be a 1:2:4 mix.

3. SIDEWALK SPECIFICATIONS

Sidewalks shall be four (4) inches thick and at least four (4) feet wide, constructed of one (1) course concrete with 1:2:4 mix. Where the sidewalk is laid in driveway entrances it shall be six (6) inches thick.

4. DRIVEWAY APRON SPECIFICATIONS

Driveway aprons shall be six (6) inches thick twelve (12) feet in width at the face of the curb and ten (10) feet in width at the sidewalk, with a step in the face of curb on one (1) inch, constructed of one (1) course concrete using a 1:2:4 mix.

The foregoing specifications are subject to change by the Nassau County Department of Public Works and/or the Village of Port Washington North at any time. Specification for any subdivision approved prior to any change shall remain in force.

5. The foregoing specifications are further detailed by sketches prepared by the Village Engineer which are on file in the Village office.

6. TREE PLANTING

Tree Planting is required as specified in the ordinances of the Village and shall conform in all respects to said ordinance.

7. All concrete placed for curbs, sidewalks, driveways and pavement bases shall have samples taken for compression tests at the time of installation. All concrete shall attain a minimum, 28 day strength, of 3,000 lbs. per square inch.