



# Town of Clifton Park

## Planning Department

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### **TOWN OF CLIFTON PARK STANDARD NOTES FOR SUBDIVISIONS** (To Be Used At Direction of Planning Department)

#### STANDARD NOTE REQUIRED ON ALL PLATS OF SUBDIVISIONS:

This property may border a farm, as defined in Town Law. Residents should be aware that farmers have the right to undertake farm practices which may generate dust, odor, smoke, noise, and vibration.

#### STANDARD NOTE FOR LOTS WITH WELLS:

All lot sales shall be contingent upon a contract addendum for the location of water, flow capacity and potability in accordance with Town of Clifton Park and New York State Health Department Standards.

*Should the lots be located beyond the current service area, the following note must be added to plan:*

Lots will be connected to public water within two (2) years of availability at the property line

#### STANDARD NOTES REQUIRED BY THE CLIFTON PARK WATER AUTHORITY:

The water supply system (all lines and appurtenances) is to be constructed to meet the Standards and Specifications of the Town of Clifton Park Water Authority. The entire water supply system within roadway rights-of-way is to be dedicated to the Town of Clifton Park Water Authority at no cost to the Water Authority.

#### STANDARD NOTE FOR LOTS WHERE SANITARY DESIGN ON FINAL MAP IS WAIVED:

Prior to issuance of a building permit, perc test results and sanitary design details shall be submitted to the Building Department & Town Engineer. All fill systems require a six to nine month settling period through at least one frost cycle before installation of the system. Soil percolation tests and resultant wastewater treatment (individual sanitary sewer designs) shall be prepared by or under the direct supervision of an architect, engineer or land surveyor, duly licensed to practice in New York State according to Article 145, Sections 7200-7209 of the Education Law. Wastewater treatment designs shall conform to Appendix 75-A, Wastewater Treatment Standards - Individual Household Systems.

#### STANDARD NOTE FOR 500' (OR LONGER) DRIVEWAYS:

As per New York State Fire Code, a driveway over five hundred (500) feet in length must be accessible and able to hold a seventy five thousand (75,000) pound, thirty (30) foot long vehicle, as determined by a licensed engineer, with facilities for turning around to be available within one hundred (100) feet of any structure. A driveway over five hundred (500) feet in length must have a minimum width of twenty (20) feet and a minimum vertical clearance of fifteen (15) feet. A driveway must be maintained free of all obstructions, such as trees, brush, posts, gates, etc.

STANDARD NOTES FOR KEYHOLE LOT SUBDIVISIONS:

Final location and orientation of each house is subject to the approval of the Director of Building and Development at the time the building permit is issued. Foundation location surveys (plot plans) are to be provided and approved prior to proceeding with framing in order to ensure compliance with the original approval.

STANDARD NOTE FOR ADDRESS IDENTIFICATION FOR KEYHOLE LOTS:

The street number of a dwelling situated on a keyhole lot shall be permanently and conspicuously displayed on a sign, with lettering no less than 3 inches nor greater than 8 inches in height, and placed no more than 25 feet from the road pavement. The sign shall be displayed for both direction of travel and be reflective. Identification markers must also be placed at any location where a common drive splits.

STANDARD NOTE FOR LOTS WITH COMMON RIGHTS OF INGRESS/EGRESS:

The proposed perpetual ingress-egress easements shown hereon shall be used in common by the owners of lot(s) numbered [insert relevant lot numbers per proposed map]. All such easements shall be in effect and binding upon the owners of said lots, their heirs, successors, and assigns and all future owners of said lots, their heirs, successors, and assigns, upon filing of this subdivision plat in the Office of the Saratoga County Clerk.

STANDARD NOTE AS PER STREET TREE ORDINANCE:

If existing vegetation is cleared, or does not presently exist in the front yard of each lot, there shall be two (2) deciduous trees per lot, 3" minimum caliper, planted at the front property line, not within the road right of way, per lot.

STANDARD NOTE FOR LOTS WITH EXISTING GRADES OF 12% OR GREATER:

Any proposed building lots with existing grades of 12% or greater (defined as 1 foot rise to 8 foot horizontal) shall require the submission of a grading plan for approval by the Town Engineer during subdivision review. Site grading and stabilization are required to be completed in conjunction with road construction; and all grading shall be completed prior to road construction. All areas of the site which are disturbed and not paved shall be topsoiled and seeded or receive hydro-mulch or hydro-seed. Seeded areas shall be well established prior to road conveyance to the Town.

STANDARD NOTE FOR LOTS IN PROXIMITY TO THE CLIFTON PARK FISH AND GAME CLUB:

The applicant is aware of the location and operation of the Clifton Park Fish and Game Club, and of the noise generated by the club's normal activity.

STANDARD NOTE FOR LOTS IN PROXIMITY TO AVIATION ACTIVITY:

This parcel (Subdivision) is located in an area where aviation activity occurs. Such activity may include, but is not limited to periodic noise, vibration, hours of operation, and other associated activities. A study describing this impact in detail is available for inspection in the offices of the Albany International Airport.

STANDARD NOTE FOR PERMANENT OPEN SPACE AREAS:

The following uses/activities shall not be allowed within the designated Permanent Open Space Area(s)/Easement(s):

1. Construction of principal or accessory buildings including sheds, barns and other improvements including but not limited to pools & fences.
2. Grading of Land.
3. Clearing of vegetation, including any pruning or removal of brush, dead wood, etc.
4. Installation of any utilities, either above ground or below ground.

The Permanent Open Space Area(s)/Easement(s) shall be established by deed restrictions for each respective lot. Each existing or future purchaser/owner of each respective lot with a Permanent Open Space Area(s)/Easement(s) shall be provided with a copy of this plan.

Any modifications to the Permanent Open Space Area(s)/Easement(s) must receive prior approval from the Town of Clifton Park Planning Board.

These restrictions will be incorporated into any proposed deeds for conveyances of these parcels of land.