

SUBDIVISION PROCEDURES  
SUBDIVISION REGULATIONS

Adopted by  
CITY PLANNING BOARD  
Yonkers, New York

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Note: In accordance with the provisions of New York Laws 1913, Chapter 699, Amended by N.Y. Laws 1924, Chapter 363; N.Y. Laws 1926, Chapter 690; N.Y. Laws 1929, Chapter 22 and 605, every plat plan shall be submitted to the Planning Board for approval, as a prerequisite to filing such plat plan for record with the Register of the County.

Requirements for the approval of Subdivision Plans in the City of Yonkers

Preliminary Plan (revised see attached)

Application by the owner or his authorized representative for approval of plans, plats or descriptions showing the layout of highways or streets on private property or of building lots in connections with or in relation to such highways or streets or to existing streets shown on the Official Map shall be made in writing to the Planning Director of the City Planning Board. Such application shall be accompanied by two copies of the preliminary sketch plan which shall first be approved by such board before submission of the final plan.

A. Such preliminary plan shall be 100 feet to the inch and shall show:

- (1) The location of property lines, buildings, water courses, railroads and other existing features.
- (2) The location and widths of existing streets shown on the Official Map and of the proposed streets, alleys, easements, lots, building lines within the limits of the subdivision and on property immediately adjacent thereto.
- (3) The title under which the proposed subdivision is to be recorded, with the name of the owner and engineer or surveyor.
- (4) The names of all subdivisions immediately adjacent.
- (5) The location of any existing sewers and water mains, culverts and drain pipes on the property to be subdivided.
- (6) Contour intervals of not more than 10 feet; with description and location of the datum.
- (7) The district or districts in which the land to be subdivided falls according to the zoning ordinance.

- (8) All parcels of land proposed to be dedicated to the City of Yonkers for streets, parks and/or other public open spaces and the conditions of such dedication, if any.
  - (9) Proposed street grades.
  - (10) A cross section of the proposed grading for the roadways and sidewalks under special or unusual topographical conditions.
  - (11) Date, true north point and scale.
- B. The subdivider shall coincidentally with submitting the preliminary plan also furnish a statement signed by him to the board reciting:
- (1) The nature and extent of the street improvements which he proposes to install.
  - (2) The nature and extent of any recreational features, parks or playgrounds to be dedicated to the City.
  - (3) That he is able and willing and will proceed forthwith to file a map of record of his subdivision or such part thereof as he may wish to put on the market and will install all monuments in such sections shown on such map of record in such manner and at such times as the board may designate.
- C. The tentative approval of the preliminary plans by the board shall not constitute an acceptance of the plan of the subdivision but shall be merely a general approval of the layout submitted. It is to be understood that the City Engineer shall before final adoption of the plan examine and report as to the grades of the streets, the type of improvements, and the sanitary and drainage conditions and shall have the power to modify and such details submitted by the subdivider wherever advisable for the protection of the City's interest. The approval of the final plan for the record will be considered only when all such questions have been settled to the satisfaction of the proper officials and in accordance with Section 32 of the General City Law.

When the proposed subdivision is of minor importance and is in a locality where conditions are well known and well defined, the board will in its judgement relax the above requirements to the extent deemed just and proper.

#### GENERAL RULES AND STANDARDS

- (1) Conform to Official Map - New subdivisions in so far as possible, shall conform to the established Official Map of the City of Yonkers.
- (2) Relation to Adjoining street system - The arrangement of streets in the new subdivision shall in general provide for the continuation of the principal existing streets in the adjoining allotment of their proper projection when adjoining property is not subdivided. In general such streets shall be of a width at least as great as that of existing streets.

- (3) Street Widths - All streets and highways shall be 50 feet or more in width measured from property line to property line, and roadways shall be 30 feet or more. The apportioning of the street width between roadway, sidewalks and possible grass strips shall be subject to the approval of the board. The board may require a greater street and roadway width on such highways as it may determine to be main through traffic streets.
- (4) Extra Street Width in Business Districts - Where a street is located in a district zoned for business, commerce or industry, or where a petition for change of zoning from residence to business, commerce or industry is contemplated, the sufficient extra street width shall be provided, to assure the free flow of through traffic, without interference by parked or parking vehicles. In principle, the board will favor any provision for permanent special parking spaces provided adjacent to business sub-centers.
- (5) Alley Width - Service alleys, when provided, shall be at least 20 feet in width.
- (6) Block Lengths - Intersecting streets shall be laid out at such intervals that block lengths between street lines are not more than 1000 feet, except where existing conditions justify a variation from this requirement.
- (7) Block Widths - The widths of blocks shall be generally not less than 160 feet nor more than 350 feet between street lines.
- (8) Dead-End Streets - Dead-end streets should not exceed 500 feet in length. Except where the topography is such that future continuation be possible, and where such continuation would not involve resubdividing adjacent property, dead-end streets shall not be approved unless a turn around roadway with a minimum radius for the outside curb of 30 feet is provided at the closed end.
- (9) Grades - Streets shall be so arranged that grades shall, so far as practicable, not exceed 6 per cent for major streets and 10 per cent for minor streets. The minimum grade shall not be less than one-half of one per cent. A vertical curve of suitable long radius shall connect all changes in grade. A variation from these requirements may be made to meet exceptional conditions or topography.
- (10) Reserve Strips - In general no subdivision showing reserve strips of land which will prove untaxable for special improvements will be approved.
- (11) Angle of Street Intersections - No two streets shall intersect at an angle of less than 30 degrees nor more than 150 degrees.
- (12) Streets Deflecting Within the Block - In general street lines within the block deflecting from each other at any one point more than ten degrees shall be connected with a curve the radius of which for the inner street line shall be not less than 350 feet. The outer street line shall parallel to such inner street line.
- (13) Curb Radii - Curb corners shall be rounded with a radius of not less than 20 feet; except where special conditions justify variation from this requirement.

- (14) Park and Playground Sites - In subdividing property, due consideration shall be given to the laying out of suitable sites for schools, parks and playgrounds, and other public open spaces to be dedicated to the City or to be reserved for the common use of all property owners by covenant in the deed and subject to the control of the City under conditions approved by the board.
- (15) Grading of Streets - Profiles showing grades approved by the City Engineer shall be prepared and submitted to the board with the final plan.
- (16) Sanitary and Drainage Conditions - In general no allotment or subdivision will be approved by the board in its judgement the same can be used for building purposes without danger to health.
- (17) Width of Corner Lots - Corner lots in Residence "S", Residence "T1", Residence "T2", Residence "M" and Residence "A2" districts should be of ample width to provide for a front yard along the side street frontage as required by Section 15 of the Zoning ordinance.
- (18) Large Plots - Where a tract of land is platted in plots of two acres or more, proper allowance shall be made for an eventual replating into practicable building lots and intervening streets.
- (19) Municipal Boundaries - Lot lines shall follow municipal boundary lines wherever practicable rather than cross them.
- (20) Lot Line Location - Lot lines shall be as nearly at right angles to the street line as is practicable (on a curve this means radial).
- (21) Trees - Street trees shall be located and planted wherever required by the board or other authorized body and the trees shall be of the types approved by such body.
- (22) Approval of Street Construction - All streets construction shall be subject to approval by the City Engineer.
- (23) Monuments - Monuments shall be placed at such block corners, angle points, points of curve in streets and intermediate points as shall be required by the board. The location of all monuments shall be indicated on the final plan. Such monuments shall be of cut stone at least four inches square on top, two feet long and eight inches square at the base. In addition, hardwood stakes at least two inches square and eighteen inches long shall be set at the corners of all lots; except that three quarter inch iron rods, thirty inches long, or equivalent markers may substituted for such stakes.
- (24) Penalty for Non-conformity with requirements - If the City Engineer or the Planning Director finds upon inspection that all of the improvements are not in accordance with their specifications, standards, and/or requirements, or not in accordance with the plat in the form in which it was approved by the board, or if they find that any of the surface or subsurface street improvements necessary for the public health, safety and general welfare and to render the lots suitable for building sites have not been installed, the responsibility of the City to provide services and utilities shall cease.

## FINAL PLAN

After the approval of the preliminary plan, the owner of the property or his authorized representative shall prepare a final or record subdivision plan for submission to the Planning Board for its approval before such final plan is filed for record with the Register of the County. The originals of each sheet of such final plan shall be submitted to the board, together with two blue prints of each on cloth and one black-line lithoprint of each on tracing cloth. The originals will be returned when definite action by the board has been taken thereon.

A. The final plan shall conform to the following specifications:

- (1) All final plans shall be drawn in black waterproof ink on tracing cloth in sheets 36 inches wide by 48 inches long.
- (2) The scale of all final plans shall be either 50 or 20 feet to the inch, except with the permission of the board; provided that when more than one sheet is required and index sheet of the same size shall be filed, showing the entire subdivision on one sheet, with lot and block numbers.
- (3) All final plans shall bear a title which shall include the name of the subdivision and an accurate description of its location, the scale, the date, and the name and address of the owner.
- (4) A north point shall be shown giving the direction of true north.
- (5) The final plans shall bear a certificate signed by the engineer or surveyor making such plans, to the effect that the plans are correct and are made from an actual survey.

B. The following data shall be shown on the final plan:

- (1) All plat boundary lines with lengths of course to hundredths of a foot and true bearings to half minutes. The error of closure shall not exceed 1 to 10,000. The names exact location and widths along the property line of all existing streets and\or streets shown on the Official Map which intersect the plat boundaries or parallel them within 200 feet thereof; also the names, lot and block numbers, and map numbers recorded in the County Register's Office, of all bordering subdivisions, together with the owner's name.
- (2) Any city, town or village limits within 200 feet of the plat, with their names printed on them.
- (3) All streets as shown on the Official Map, wherever they lie within the plat or within 200 feet of it.
- (4) The exact layout of the subdivision, including:
  - (a) The street and alley lines, their names, bearings, angles of intersection and widths, and all roadways, paved sidewalk and planting strip widths. Where a

street is not continued straight across an intersecting street into the next block, the connection of offset distance shall be given by the proper dimensions.

- (b) The length of all arcs, radii and tangents.
  - (c) Five-foot contours, with description and location. of the datum.
  - (d) The complete profiles along the centerlines of each street.
  - (e) All easements or rights of way, where provided for or owned by public services, with limits of the easement rights definitely stated.
  - (f) All lot lines with dimensions in feet and hundredths, and either bearings of lot lines or angles of their intersections.
  - (g) The accurate dimension location of all monuments, or bounds, referenced to street center line intersections.
  - (h) All public property and property to be dedicated to the City, accurately outlined and described, with existing or proposed use designated.
  - (i) Proposed drainage and disposal of surface water.
  - (j) Proposed method of disposal of sanitary sewage.
- (5) Both public (zoning map designations) and private restrictions, including:
- (a) Boundaries of each type of restrictions.
  - (b) Set-back building lines.
  - (c) A copy of private restrictions for each differently restricted section of the plat.

## REPLAT

In any case of replat, the same procedures, rules and regulations apply as for an original plat. However, the replat should also show clearly just what area has been vacated and should show enough of the existing plat or plats to indicate how the replat fits in with them. Also the title of the replat should indicate definitely what former blocks and lots it includes.

## VARIANCES

In any particular case, where compliance with the forgoing provisions would cause practical difficulty or unnecessary hardship, the board will at its discretion vary the forgoing rules, provided that it can be done in such a way as to grant relief and at the same time protect the public interest and general welfare.

## CERTIFICATE OF CITY ENGINEER

Before approving the final plan, the board shall request a certificate from the City Engineer, stating that all technical requirements of the plat itself have been checked and found correct and in accordance with the laws and ordinances of the city and with these regulations.

The above rules and regulations adopted December 1, 1931.

A. Pearson Hoover, Chairman  
Robert H. Neville, Vice Chairman  
Jacob Williamson  
Harry J. Laragh, Corporation Counsel  
Christopher J. Sheridan, City Engineer

T.T. McCrosky, Planning Director  
John E. Hoy, Secretary

## SUBDIVISION REGULATIONS

### ADDITIONAL REQUIREMENTS FOR THE APPROVAL OF SUBDIVISION PLANS IN THE CITY OF YONKERS

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In addition to meeting the requirements for the approval of subdivision plans contained in the "Subdivision Regulations" adopted by the City Planning Board on December 1, 1931, the subdivider must submit the data and follow the procedure outlined below.

#### A. PRELIMINARY PLAN

1. Application for Approval of Subdivision (Form S2)

Application to the Planning Board for the approval of a subdivision plan must be made on Form "S2", coincidentally with the submission of all other preliminary plan data. Form "S2" will be supplied by the Planning Board.

2. The subdivider shall coincidentally with submitting the preliminary plan also furnish a statement signed by him to the board reciting:

- (1) The nature and extent of the street improvements which he proposes to install.
- (2) The nature and extent of any recreational features, parks or playgrounds to be provided, if any, and whether or not, and under what conditions, they are to be dedicated to the City.
- (3) That he is able and willing and will proceed forthwith to file a map of record of his subdivision or such part thereof as he may wish to put on the market and will install all monuments in such sections shown on such map of record in such manner and at such times as the Board may designate.

#### B. FINAL PLAN

(1) Notice to Abutting Property Owners (Form S3)

After tentative approval of the preliminary plan has been given by the Planning Board, a date will be set for a public hearing on the final plan. At least five days prior to such hearing the Planning Board will advertise such hearing at its own expense in a newspaper or general circulation in Yonkers. On or before the date of advertising for such public hearing, the subdivider shall serve written notice by registered mail, of the time and place of the public hearing on all owners or property abutting upon the land contained in the subdivision. Proof that these notices have been served on the abutting property owners must be furnished to the Planning Board before the public hearing. These notices must be served on Form "S3", supplied by the Planning Board.



## 2. Performance Bond - Required Improvements

Before approval of the final plan will be given by the Planning Board, a performance bond, as required by Section 33, Article 3 of the General City Law, as amended, shall be furnished to the Planning Board by the subdivider. This performance bond shall be sufficient to cover the full cost of all required improvements, as estimated by the Engineering Department of the city of Yonkers.

The procedure to be followed in submitting the performance bond is as follows:

- (a) After approval of the preliminary plan, the subdivider shall furnish the Planning Board with two (2) black-line on white prints of the layout, profiles and topographical map.
- (b) The Planning Board thereupon will send one (1) set of these prints to the Engineering Department, accompanied by a request for a cost estimate of improvements to be covered in the performance bond.
- (c) The minimum improvements required by the Planning Board are as follows:
  - (1) Rough and fine grading of streets.
  - (2) Installation of a 2-inch asphaltic concrete on 4-inch penetration macadam pavement 26 feet wide, with curbs on both sides.
  - (3) Installation of storm sewers, catch basins and pipe connections, where considered necessary by the City Engineer.
  - (4) Installation of sanitary sewers with manholes and connections to service the entire development. The size of these sewers shall be determined by the City Engineer.
  - (5) Trenching and backfilling for water pipe installations, and hauling and laying of water pipes. Before backfilling, the pipes shall be chlorinated under supervision of the Health Department and Bureau of Water Works. (Pipe is furnished by the City of Yonkers).
  - (6) Installation of monuments where required by the City Engineer and Planning Director.
  - (7) Installation of street trees as specified by the Shade Tree Commission and City Arborist.
  - (8) Installation of street name signs.
  - (9) Installation of fire alarm boxes, location and number to be designated by the Fire Department, fire alarm cables and necessary ducts.

The Planning Board reserves the right to require any additional improvements which it is permitted to do so by statute.

- (d) After receipt of the cost estimate from the Engineering Department, the Planning Board will immediately notify the subdivider of the total amount of the bond.
- (e) After preparation by the bonding company, the subdivider will submit said bond to the Planning Board.
- (f) Upon receipt of the bond the Planning Board will forward it to the Corporation Counsel for approval as to form, sufficiency and manner of execution.
- (g) Upon approval of the bond by the Corporation Counsel, said bond will be returned to the Planning Board for holding, pending filing of the plat.

3. Guarantee Covering Construction of Street Pavement

The subdivider shall furnish to the city of Yonkers a surety bond guaranteeing for five years the maintenance of the pavement proposed to be installed in the subdivision.

4. Procedure in Filing the Final Plan after Approval has been given by the Planning Board.

After approval of the final plan by the Planning Board, the subdivider desiring to file the final plan shall proceed as follows:

- a) Have prepared a lithoprint on cloth from the final plan on cloth.
- b) File the original of the final plan on cloth in the offices of the Westchester County Clerk, Division of Land Records.
- c) Obtain the County R.O. Number, and enter this number and date of filing on the lithoprint of the final plan cloth.
- d) Have prepared from this lithoprint on cloth, ten (10) black-line on white paper prints.
- e) Deliver the lithoprint on cloth and the ten (10) black-line on white paper prints of the final plan, to the offices of the Planning Board, Room 311, Health Center Building, Yonkers, New York.
- f) Upon receipt of the lithoprint and paper prints, and of written notice from the County Clerk that the final plan has been filed, the Planning Board will furnish prints to the following Departments:

|                                  |                        |
|----------------------------------|------------------------|
| Engineering Department           | (1)lithoprint on cloth |
| Building Department              | (1)paper print         |
| Dept. of Assessment and Taxation | (1)paper print         |
| Fire Department                  | (1)paper print         |
| Police Department                | (1)paper print         |
| Health Department                | (1)paper print         |
| Dept. of Public Works            | (1)paper print         |
| Bureau of Water Works            | (1)paper print         |

- g) Coincidentally with the delivery of the maps as noted above, the performance bond will be filed by the Planning Board with the City Clerk, and the Building Department will be advised that it may issue Building Permits for lots within the subdivision.

### C. FEES FOR INSPECTION SERVICES

The following fees for City inspection service during construction will be charged by the City Engineering Department.

1. Sewers and Drains with Appurtenances, including catch Basins.

Construction work to be done by the developer either with his own forces or by the contract at the sole expense of the developer. Plans and Profiles to be made by a professional engineer engaged by the Developer, such plans to be approved by the City Engineer (for sanitary sewers, developer must secure County Permit). All work to be according to City specifications and under the supervision of a City Inspector; developer's professional engineer shall stake out the work and provide our inspector with a grade book: The developer will pay the City for this inspection service at the following rate:

- a) In all private subdivisions a base charge of \$500.00 will be made plus an additional 4% of the City Engineers Cost Estimate (excluding Water Mains) for the total subdivision improvements.
- b) Engineer's supervision for the construction of house sewers to be installed by any private developer shall hereinafter be levied at a base charge of \$300.00 plus 4% of the City Engineer's Cost Estimate for the total project improvements.

2. Street Grading

All construction work to be done by the owner at his own expense. Streets shall be graded to the width specified by the Planning Board and in conformity to the street lines on the plat approved by the Planning Board. Streets shall also be built to the grades submitted by the developer to the Planning Board as a requisite to the approval of the plat. The city at the present time is not in a position to furnish inspectors for this private grading. Developer's Engineer shall provide the grade stakes and when the grading is completed and ready for paving he shall furnish the City Engineer with prints of the profiles that were used, with a certification that the streets as graded conform to these profiles and to the street line shown on the approved plat (it is expected that these final profiles will substantially conform to the original profiles used in checking the subdivision map before approval).

3. Street Paving and Curbing,

This construction work shall be done by the developer at his own expense. Work shall be in accordance with city specifications and will be supervised by the City Inspector. The developer's engineer shall stake out the work and furnish the City Inspector with a grade book.

The developer shall pay the city for its inspection service at the rate of \$15.00 per day. Developer shall at his own expense cause to be made such tests of the materials used as may be required by

the City Engineer. Testing agency to be approved by the City and reports of tests to be furnished to the City Engineer.

4. Developer's Engineer

The engineer engaged by the developer for this work is required to be a professional engineer, licensed to practice in the State of New York.

D. INSTALLATION OF OTHER UTILITIES

All other utilities, such as gas, electricity (if underground), etc., including also house connections, shall be installed before a street is paved.

E. DEDICATION OF STREET BEDS AND EASEMENTS

1. Prior to the filing of a final approved subdivision plan with the County Clerk, the developer is required to dedicate to the City of Yonkers any and all street beds, utility easements for sewers, water mains or other facilities and/or utilities contained in the subdivision that are intended for future maintenance by the City.
2. The developer is required to provide the Corporation Counsel of the City of Yonkers with maps and deeds for any and all street beds, permanent easements contained within the subdivision. Said deeds shall contain descriptions in metes and bounds of all parcels of land offered for dedication.
3. The developer is required to furnish the Corporation Counsel with necessary searches on the titles of parcels to be dedicated.
4. The developer is required to file with the City proper insurance liability coverage to protect the City during the period of construction and development of the subdivision covering those areas offered for dedication, such as, street beds, utility easements, etc.
5. The obligation of the subdivider to fulfill the requirements established in this section shall be acknowledged and guaranteed -by the subdivider through the inclusion of such obligations in the performance bond. Satisfactory completion of such obligations shall be among the terms of release of said bond.

ADDITIONAL REQUIREMENT

As of January 1, 1958, all original street and sewer plans submitted to the Planning Board for final subdivision approval shall:

1. Use the City of Yonkers' Datum Plane or,
2. Have the Datum Plane used refer to the City of Yonkers' Datum Plane.

The above information shall be on the original tracings, located in the lower left hand corner, and shall be boxed in so that the information will show prominently on the tracings.

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NATIONAL BOARD STANDARDS FOR DISTRIBUTION OF FIRE COMPANIES

| <u>Type of District</u>     | <u>Engine or Hose Company</u> | <u>Ladder Company</u> |
|-----------------------------|-------------------------------|-----------------------|
| Mercantile or Manufacturing | 3/4 Mile                      | 1 Mile                |
| Closely Built Residential   | 1-1/2 Miles                   | 2 Miles               |
| Scattered Residential       | 3 Miles                       | 3 Miles               |

STREET FIRE ALARM BOX DISTRIBUTION

Large industrial plants, mercantile buildings, institutions, and public buildings often have fire alarm boxes provided especially for their use. For general use of the public, alarm boxes are placed on streets. They should be located so that a person coming out of his front door, even if he does not know where the nearest box is, may see the box by looking up or down his street. The rules of the National Fire Protection Association recommend that this literally be the case in congested districts; furthermore, that in mercantile and manufacturing districts it should be possible to find a box within a block along any street and in no case should a person have to go more than 300 feet to reach a box. In closely built residential districts, this distance should not exceed one block or 500 feet; in other residential districts, this distance should not exceed three blocks or 1,000 feet along or toward the main artery of travel.

ARTICLE XIII

Section 1. Realty Subdivisions: definitions

As used in these sections, the word "subdivision" shall mean any tract of land which is hereafter divided into five or more parcels along an existing or proposed street, highway, easement or right-of-way for sale or rent as residential lots or residential building plots, regardless or whether the lots or plots to be sold or offered for sale, or leased for any period of time, are described by metes and bounds or by reference to a map or survey of the property or by any other method of description.

Section 2. Realty Subdivisions; Plans required to be Filed and Approved

1. No subdivision or portion thereof shall be sold, offered for sale, leased or rented by any corporation, company or -person, and no permanent building shall be erected thereon, until a plan or map of such subdivision shall be filed in the office of the clerk of the county in which such subdivision is located.
2. Such plan or map shall show methods for obtaining and furnishing adequate and satisfactory water supply and sewerage facilities to said subdivision.
3. Sewerage facilities shall meet the minimum standards set up in the New York State Department of Health "Rules and Regulations for the Preparation and Submission of Plans for Sewerage and Sewage and Waste Disposal Systems", and be built according to the city specifications, as set forth by the Engineering Bureau of the city of Yonkers.

4. The installation of such facilities shall be in accordance with the plans or any revision or revisions thereof approved by this department.

Section-3. Realty Subdivision; Duty of County Clerk or Register in Respect to filing of Plans and Map

The county clerk or register shall not file nor record nor accept for filing or recording any map or plat showing a subdivision of land in the city of Yonkers unless there is endorsed thereon or annexed thereto a certificate of the department approving the water supply and sewerage systems proposed or installed for such subdivision and consenting to the filing thereof.

Section 4. Realty Subdivisions; Filing Fees to Accompany Plans

1. At the time of submitting a plan for approval as required by this article, a filing fee computed at the rate of three dollars and fifty cents per lot shall be paid to the Department of Public Health.
2. This department shall not review or approve any such subdivision map submitted for approval. after this section takes effect until such fee, as herein provided, has been received by it.
3. If any plan submitted to this department cannot be approved, such plan and the filing fee shall be returned to the person who submitted the plan with a summary of the reasons for disapproval.

Section 5. All Realty Subdivision Plans which involve Sanitation Facilities shall bear the Seal and Signature of a Licensed Professional Engineer

If the realty subdivision plans are signed by a licensed land surveyor, they must also be signed by a professional engineer before the approval by this office can be given.

Historical note: Amendments to Public Health Law relating to the Realty Subdivisions Chapter 204 of the Laws of 1963 (Senate intro. 3710, Print 4414) effective date October 1, 1963. The exemption of cities from the provisions of this law has been eliminated by this amendment.

Adopted at the Planning Board Meeting of Monday, October 19, 1981.

RESOLUTION ADOPTED BY THE YONKERS CITY PLANNING BOARD AMENDING  
SECTION C. FEES FOR INSPECTION SERVICES

Amend Section C. FEES FOR INSPECTION SERVICES to read as follows:

The following fees for City inspection services during construction will be charged by the City Engineering Department.

Sewers and Drains with Appurtenances, including Catch Basins.

Construction work to be done by the developer either with his own forces or by the contract at the sole expense of the developer. Plans and Profiles to be made by a Professional Engineer engaged by the Developer, such plans to be approved by the City Engineer (for sanitary sewers, developer must secure a County Permit) . All work to be according to City specifications and under the supervision of a City Inspector; Developer's Engineer shall stake out the work and provide our inspector with a grade book. The Developer will pay the City for this inspection service at the following rate:

- a. In all private subdivisions a base charge of \$500.00 will be made plus an additional 4% of the City Engineer's Cost Estimate (excluding Water Mains) for the total subdivision improvements.
- b. Engineer's supervision for the construction of house sewers to be installed by any private developer shall hereinafter be levied at a base charge of \$300.00, plus 4%. of the City Engineer's Cost Estimate for the total project improvements.