

ADDENDUM TO CONDITIONAL APPROVAL OF FINAL PLAT

1. In order to obtain Building Permits for the lot(s) shown on a Conditionally Approved Final Plat, the plat in final form (FINAL PLAT) must be prepared and submitted to the Planning Board for approval. (See Subdivision Regulations; Chapter 103 of Town Code)
 - A. In the preparation of the plat in final form, the Owner(s), or the Agent of the Owner(s), shall be guided by the following publications which are available at the Town Hall--
 - (1) Zoning Law of the Town of Bethlehem, Chapter 128 of Town Code ;
 - (2) Subdivision Regulations of the Town of Bethlehem, Chapter 103 of Town Code;
 - (3) General Conditions Applying to Subdivisions Approved by the Planning Board of the Town of Bethlehem, dated February 1976, Revised September 1978--a copy of which is attached hereto;
 - (4) Ordinance Relating to the Acceptance of Proposed Streets and Highways by the Town of Bethlehem, effective August 1, 1979; Chapter 100 of Town Code.
2. Prior to granting Final Plat Approval in respect to a Final Plat, the Planning Board must have satisfactory evidence that the following approvals of detailed plans have been granted by the concerned Town departments:
 - A. EXTENSIONS to EXISTING TOWN HIGHWAYS and PROPOSED NEW STREETS or HIGHWAYS (including profiles and intersection plans)--Approval by the Department of Public Works.

NOTE: Connections of proposed streets or highways with New York State or Albany County highways require the prior approval of the New York State Department of Transportation and the Albany County Department of Public Works, respectively (See Subdivision Regulations; Chapter 103 of Town Code).
 - B. DRAINAGE FACILITIES for surface and subsurface waters -- Approval by the Department of Public Works.
 - C. SANITARY SEWERAGE -- Approval by Bethlehem Sewer District -- and the Albany County Department of Health.

NOTE: For subdivisions consisting of four (4) lots or less, any required review by the Albany County Department of Health is normally on a lot-by-lot basis in connection with applications for Building Permits.
 - D. WATER SUPPLY -- Approval by Water District No. 1 of the Town of Bethlehem -- and the Albany County Department of Health (where necessary).
 - E. PLANTINGS -- Approval by the Planning Board -- after receipt of recommendations from the Department of Economic Development & Planning.
3. Other requirements which must be fulfilled prior to a grant of Final Plat Approval are:
 - A. Those MODIFICATIONS required by a Conditional Approval of Final Plat have been made.
 - B. Evidence must be furnished that arrangements have been completed with the pertinent public utility companies which serve the area in which the proposed subdivision is located for the

delivery of electric power, and other required utilities, to the subdivision, and for the distribution of such power, and other services, within such subdivision. The arrangements shall include, among other things, provision of the necessary easements by the Owner(s).

- C. Evidence shall be submitted to the Planning Board that any extensions of the Bethlehem Sewer District or Water District No. 1 of the Town of Bethlehem -- which may be required to enable the development of the subdivision -- are being processed with every expectation of receiving the necessary State and County approvals.
4. When specifically mentioned in a Conditional Approval of Final Plat, and where applicable, one or more of the following requirements shall be fulfilled prior to the issuance of any Building Permit for the Subdivision:
- A. In respect to Designated Wetlands -- submission of evidence that the proposed use of the land in and adjoining such Wetland has been approved by the proper State, County or Town authorities.
 - B. Preparation of Soils Report -- As soon as possible, and at least thirty (30) days prior to the submission of the plat in final form, the Owner(s) shall submit to the Planning Board a Soils Report prepared by a properly qualified Soils Engineer. The Soils Report shall refer to the entire subdivision and, if pertinent, to areas immediately adjacent. The Report shall consider, among other things, the suitability of the soil, existing ground slopes, vegetative cover, and surface and subsurface drainage within the subdivision in respect to the erection of buildings therein. Particular attention shall be given to those lots which include or border on areas having surface slopes in excess of ten (10) percent. The Report shall include such recommendations and precautions as the Soils Engineer may deem appropriate and necessary to safely use any or all the lots shown on the Preliminary Plat for dwellings or other uses proposed by the Owner(s). The report shall also specifically indicate any lots which are not recommended for dwellings or other uses proposed.
 - C. Preparation of a Storm Water Management Plan -- In the preparation of the detailed plans for the collection and disposal of surface (and subsurface) runoff from the proposed subdivision, the Owner(s) shall develop a Storm Water Management Plan. Such plan shall indicate -- on the detailed plans of the subdivision, or on detailed plans of each section thereof -- the methods proposed to control the runoff during development to eliminate, insofar as possible, erosion of soil from the subdivision and the deposition of soil and other material in existing Town storm drains, on adjacent properties of others, and in existing stream beds either within the subdivision or farther downstream. Such plan shall be submitted to the Town at the same time as the Drainage Plan.
5. The Owner(s) of the proposed subdivision to which the attached Approval refers is/are hereby advised that one or more of the following additional requirements may be included in any Certificate of Final Plat Approval that may be prepared for the subject subdivision --
- A. The Owner(s) may be required to submit -- for approval by the Department of Public Works -- detailed grading plans in respect to a certain lot, or certain lots, prior to or during development, to assure proper drainage of the subdivision after development.
 - B. The development of the proposed subdivision shall be performed in a manner such that (1) soil loss due to wind and water erosion is held to a minimum, and (2) healthy trees of desirable species are protected from damage. Unnecessary removal of healthy trees shall be avoided.
 - C. In rare cases, the Owner(s) may be required to arrange the development of the subdivision in such a manner as to control the passage of construction traffic to, through and from the subdivision.