

Preliminary and Final review, also outlined on the following pages.

#### B. MINOR SUBDIVISION REVIEW

1. Unless otherwise agreed by the Planning Board and the subdivider, the subdivider shall submit ten (10) copies of the application for Minor Subdivision plan approval within six (6) months of the Sketch Plan Review. The plat shall follow all regulations and reflect the comments and recommendations of the Planning Board. Failure to submit the plat within six (6) months may require resubmission of the Sketch Plan to the Planning Board.

2. Compliance with SEQOR, including the classification of the action, coordination with other agencies as appropriate and the preparation of a negative or positive declaration, is required. If a positive declaration is prepared, the planning Board shall follow the procedures of the State Environmental Quality Review Act before acting on the subdivision. The requirements of SEQOR do not apply if the subdivision is a Class A or Class B regional subdivision under the APA Act.

3. The application and plat shall be accompanied by a fee in an amount which shall be established from time to time by the Town Board and posted in the Town Hall.

4. The subdivider or his authorized representative may be required to attend the meeting of the Planning Board to discuss the Subdivision Plat.

5. Referral to appropriate county agencies may be made for their review and recommendations when necessary.

6. Within 45 days of a completed application, a public hearing shall be held. The Board must act on the subdivision within 45 days after the hearing if no EIS has been prepared. If a Draft EIS has been filed, a Final EIS shall be filed within 45 days after the hearing, and a decision on the application shall be made not less than ten (10) days nor more than thirty (30) days after the filing of the Final EIS. The Planning Board shall, by resolution, conditionally approve, conditionally approve with or without modification, disapprove, or grant final approval. All decisions of the Planning Board shall contain written findings the reasons for the action taken.

7. Evidence of compliance with conditions set forth in the Planning Board's decision of conditional approval must be provided within 180 days. The Planning Board may double that time period if necessary. If the final changes are not completed and approved within the 180- or 360-day time period, then the plan shall be resubmitted to the Board.

8. The planning Board may, at its discretion, walk the property to be subdivided. The Planning Board may require the centerline of any proposed roads to be staked prior to walking the property.

#### C. MAJOR SUBDIVISION PRELIMINARY PLAT REVIEW

1. Unless otherwise agreed by the Planning Board and the subdivider, the subdivider shall submit ten (10) copies of the application for major subdivision preliminary plat approval within six (6) months of the Sketch Plan review. The Plat shall follow all regulations and reflect the comments and recommendations of the Planning Board. Failure to submit the

3. The application and plat shall be accompanied by a fee in an amount which shall be established from time to time by the Town Board and posted in the Town Hall.

4. The subdivider or his authorized representative shall attend the meeting of the Planning Board to discuss the Subdivision Plat.

5. The Planning Board shall study the Preliminary Plat, and shall consider at least the following aspects:

- \*Street design, including topographic relationship ,
- \*Water supply
- \*Sewer disposal
- \*Drainage
- \*Lot sizes and layout
- \*Utilities
- \*adjoining land use and development patterns
- \*Review by technical agencies
- \*Other considerations as the Planning Board determines are appropriate

6. Referral to appropriate county agencies may be made for their review and recommendations.

7. The Planning board may, at its discretion, walk the property to be subdivided. The Planning Board may require the centerlines of any proposed roads to be staked prior to walking the property.

8. Within 45 days of a completed application, a public hearing shall be held. The Board must act on the plat within 45 days after the hearing if no EIS has been prepared. If a Draft EIS has been filed, a Final EIS shall be filed within 45 days after the hearing, and a decision on the preliminary draft shall be made not less than ten (10) days nor more than thirty (30) days after the filing of the Final EIS. The Planning Board shall approve with or without modifications or disapprove such preliminary plat. All decisions of the planning Board shall contain written findings stating the reasons for the action taken.

9. Upon Planning Board approval, the board shall specify:

- \*Necessary changes to the plat
- \*Improvements which are to be waived
- \*Bonding amount (see Required Improvements)

#### D. REVIEW OF MAJOR SUBDIVISION FINAL PLATS

1. Unless otherwise agreed, the subdivider shall submit (10) copies of the application for Major Subdivision Final Plat approval within six (6) months of Preliminary Plat approval. The plat shall follow all regulations and reflect the comments and recommendations of the Planning Board. Failure to submit the plat within six (6) months shall require it to be resubmitted as a preliminary plat.

2. The application; and plat shall be accompanied by a fee in an amount which shall be established from time to time by the Town Board and posted in the Town Hall.

3. The subdivider or his authorized representative shall

Subdivision Plat requiring approval by the Department of Environmental Conservation (DEC) and/or the State or County Department of Health (DOH) have received Final approval(s) of such facilities.

6. Within 45 days of completed final plat submittal, a public hearing shall be held, unless the Planning Board feels the Subdivision plat is in substantial agreement with the preliminary plat as approved, or as modified for approval. The Board must act on the plat within 45 days after the hearing, unless the Board and the subdivider agree in writing to extend the period, otherwise the subdivision will be considered approved. The Planning Board shall, by resolution, conditionally approve, conditionally approve with or without modification, disapprove, or grant final approval. All decisions of the Planning Board shall contain written findings stating the reasons for the action taken.

7. Evidence of compliance with the conditions set forth in the Planning Board's decision of conditional approval must be provided within 180 days. The Planning Board may double that time period if necessary. If the final changes are not completed and approved within the 180- or 360-day time period, then the plan shall be resubmitted to the Board.

8. Final approval shall not be granted until all required improvements are made as may be outlined in Section 5.060.

#### **Section 5.040 APPLICATION INFORMATION.**

##### **A. Sketch Plan**

A Sketch Plan shall be based on the Tax Map or other accurate information, at a scale of 200 feet or less per inch. The location map of the land to be subdivided should be on USGS or similar map with a contour interval of, at most, 20 feet.

A Sketch Plan shall include the following information:

- \*Show entire ownership of the applicant
- \*Location of land to be subdivided
- \*Nearby streets and roads
- \*All existing structures
- \*Permanent and intermittent streams, lakes, ponds in and around the area to be subdivided.
- \*Applicant-owner's name and owners of adjacent property
- \*Tax map sheet, block and lot number
- \*Wooded areas
- \*Existing utilities, either proposed, mapped or built
- \*Existing restrictions on land, including easements and covenants
- \*Proposed lot and road layout, including wooded areas to be cleared, stream crossings

##### **B. Minor Subdivision Plat**

An application for Minor Subdivision Plat approval shall include:

1. A completed Short Environmental Assessment Form in compliance with the State Environmental Quality Review Act.

2. Plat to be filed with the County Clerk. at a scale of

b. North point, map scale, and name and address of the Subdivider, the owner(s) of record, and engineer or surveyor, including license number and seal.

c. The boundary lines of the tract and of each lot offered for sale to the public, by actual field survey, giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor, and bearing the date of the completion of the survey. The corners of whatever part or parts of the tract may be offered for sale to the public shall also be located on the ground and marked by approved monuments and shall be as shown on the plat.

d. All existing structures, easements, wooded areas and permanent and intermittent streams, lake ponds in and around the area to be subdivided.

3. Location and design of all proposed onsite sanitation and water supply facilities, meeting the minimum specifications of the State DOH and the town sanitary code. A note to this effect shall be stated on the plat and signed by a licensed engineer.

4. A copy of all appropriate deeds relating to the property to be subdivided, including any proposed covenants or deed restrictions as may be intended to apply to the property in whole or in part.

#### C. Major Subdivision Preliminary Plat

An application for Major subdivision Preliminary Plat approval shall include:

1. A completed Short Environmental Assessment Form in compliance with the State Environmental Quality Review Act.

2. The Preliminary Plat, clearly marked "Preliminary Plat" at a scale of not more than 100 but not less than 50 feet to the inch, which shall show:

a. Proposed subdivision name or identifying title, Town of Moriah, Essex County, and the names or all adjoining property owners.

b. North point, map, scale, and name and address of subdivider, owner(s) or record and engineer or surveyor, including license number and seal.

c. The boundary lines of the tract as determined by actual field survey, giving complete descriptive data by bearings and distances, made and certified to by a licensed land surveyor and bearing the date of the completion of the survey. The corners of the tract shall also be located on the ground and marked by approved monuments and shall be shown on the plat.

d. Each lot shall be numbered.

e. Topographic contours, at intervals of 2 feet for road rights of way and areas proposed for development (building pad, septic area driveway) and 5 feet for the remainder of the site.

f. Location of existing structure, easements, permanent and intermittent streams, lakes, ponds, wetlands, rock outcrops, wooded areas, single trees with a diameter of 24" or more measured 4 1/2' above the base of the trunk, and other

h. The width and location of any street or roads within the area to be subdivided, and the width location and grades of all streets or roads proposed by the subdivider. Include street profiles.

i. The proposed lot lines with approximate dimensions and area of each lot. If buildings are proposed, show building setback lines.

j. The appropriate location and size of all proposed water lines, valves, hydrants and sewer lines, and fire alarm boxes, and connections to existing lines. Alternate means of water supply or sewage disposal and treatment shall be indicated.

k. Locations of any wells and septic systems within 100 feet of the property boundary.

l. The location of all existing and proposed electric utilities.

m. Storm drainage plan indication and approximate location and size of proposed line or ditches and their profiles connections to existing lines or ditches, and any alternate means of drainage.

n. Preliminary design of any proposed bridges or culverts.

o. Typical lot layout(s), with building and on site sewage disposal system sites.

p. Typical clearing and grading cross section for construction of roads and installation of utilities.

q. Proposed recreational or open space areas, including parcels of land proposed to be dedicated to public use. When more than one sheet is required, an additional index sheet of the same size shall be submitted showing to scale the entire subdivision with lot and block numbers clearly legible.

3. A summary table listing the number of lot size range, typical lot size, linear feet of road, acreage in parks, etc.

4. If the application covers only a part of the subdivider's entire holding, a map of the entire tract, drawn at a scale of not less than 400 feet to the inch showing all existing streets, an outline of the platted area with its proposed streets, and an indication of the probable future street and drainage systems (if any) in the remaining portion of the tract with its grades and drainage.

5. Design of all proposed on-site sanitation and water supply facilities, meeting the minimum specifications of the State DOH and a note to this effect shall be stated on the plat & signed by a licensed engineer. Provide the results of soil and percolation tests indicating that each lot has an area suitable for disposal of septic waste and a design(s) for the septic disposal system.

6. A copy of such proposed covenants or deed restriction as may be intended to apply to the property in whole or in part.

#### D. Major Subdivision Final Plat

An application for Major Subdivision Final Plat approval shall include:



a. Proposed subdivision name or identifying title, town of Moriah, Essex County, in which it is located, and the names of all adjoining property owners.

b. North point, map scale, and name and address of subdivider, owner(s) of record, and engineer or surveyor, including license number and seal.

c. The location of all boundary lines, proposed street lines and lot lines, as determined by actual field survey, including the length and bearings of straight lines and length and radii of all curves. All dimensions shall be shown in feet and decimals thereof. Such survey shall be made and certified to by a licensed land surveyor and the plat shall bear the date of the completion of the survey. Referenced on the plat shall be:

i. Monuments of a type approved by the Planning Board set at all corners and angle points of the boundaries of the original tract to be subdivided, all street intersections, angles in street lines, points of curve and such other points as may be required by the planning Board; and

ii. Permanently lodged lot corner markers of at least 1 1/2 inch diameter and 24 inch length, located in the ground to existing grade.

d. Each lot shall be numbered.

e. Topographic contours, at intervals of 2 feet for road rights of way and areas proposed for development (building pad, septic area, driveway) and five (5) feet for the remainder of the site.

f. Location of existing structures, easements, permanent and intermittent streams, lakes, ponds, wetlands, rock outcrops, wooded areas, single trees with a diameter of 24 inches or more as measured 4 1/2 feet above the base of the trunk, and other significant existing features for the proposed subdivision and adjacent property. Include the mean high water mark of all water boundaries.

g. Location of existing sewers, water mains, culverts and drains on the property, with pipe sizes, grades and direction of flow.

h. The width and location of any streets or roads within the area to be subdivided, and the width location and grades of all streets or roads proposed by the subdivider. Include street profiles.

i. The proposed lot lines with approximate dimensions and area of each lot. If buildings are proposed, show building setback lines.

j. The location and size of all proposed water lines, valves, hydrants and sewer lines, and fire alarm boxes, and connections to existing lines.

k. The location of all existing and proposed electrical utilities.

l. Storm drainage plan indicating the location and size of proposed lines or ditches and their profiles, and connections to existing lines or ditches.

m. Final design of any proposed bridges or culverts.