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§ 109-18 **Final review.**

- A. If the preliminary submission is approved, the owner shall present a final submission at a Planning Board meeting within six months of the date of conditional approval.
- B. In the event that a final submission of the entire subdivision or part of it is not made within six months from the date of the conditional approval, the application may be considered withdrawn and any conditional approval or waivers of required improvements by the Board may be considered lapsed.
- C. The date of the final submission shall be the date of the meeting at which it is presented.
- D. The final submission shall conform to the approved preliminary submission and shall contain any modifications specified by the Board. If desired by the owner, and approved by the Planning Board, residential subdivisions consisting of 50 or more lots may include a portion of the approved preliminary plat, which s/he proposes to record and develop at that time, provided that such portion conforms to all requirements of these regulations. **[Amended 9-5-2002; 8-1-2019]**
- E. Within 62 days from and after the time of the public hearing, if any, the Board shall approve, modify and approve, grant conditional approval or disapprove the final submission and communicate its decision to the owner, in writing.
- F. Under certain conditions, the Board may waive this second hearing (§ 276 of Town Law). In the event that the hearing is waived, Board action shall be within 62 days of submission.
- G. If the final submission is approved by the Board, an appropriate notation to that effect shall be made of the fact on the original Mylar of the final plat submitted to the Board. One copy shall be returned to the owner, and two copies shall be retained by the Board for its records.
- H. The owner shall file the approved final plat with the office of the County Clerk within 62 days after approval by the Board. If the final plat is not filed within this time, the approval shall expire, as provided in § 276 of the Town Law. **[Amended 8-1-2019]**
- I. The owner may obtain building permits and begin building construction only after filing of the final plat in the office of the County Clerk.
- J. If the final submission is disapproved, resubmissions may be made with an additional fee required. A resubmission made after six months from the date of disapproval may be treated like a new submission and require a final review and fee. No additional application fee shall be required.
- K. Final submission shall include the following:
 - (1) Final plat, including one copy drawn in ink on Mylar or black-line prints on reproducible permanent material acceptable to the Board, plus required number of prints for outside agency submittal, prints to a scale not smaller than 50 feet to the inch showing the following: **[Amended 12-6-2001; 8-1-2019]**
 - (a) All existing and proposed property lines, building setback lines, easements and right-of-way lines with

dimensions, azimuths or angle data and curve data.

- (b) All monuments, iron pipes and benchmarks; Town land to have monuments set at road frontage and C.I.R.S. at locations required by the Town Engineer.
- (c) The names of the owners of all adjacent properties.
- (d) Street names, existing and proposed.
- (e) All property reserved by the owner or dedicated to public use.
- (f) A house number for each lot, which corresponds to the requirements in § **109-27G** of this chapter, which shall also be the lot number.
- (g) A North arrow.
- (h) A standard title block; a signature block five inches by three inches high.
- (i) A key map.
- (j) The proposed use of each lot.
- (k) Standards of accuracy meeting Town of Wilton requirements shall be noted on the map and certified by a land surveyor registered in New York State.
- (l) Contour lines at two-foot intervals to United States Geological Survey datum.
- (m) Watercourses, marshes, rock outcrops and other important land features.
- (n) Right-of-way lines, street paving and street stationing.
- (o) Sanitary sewers, storm drains, gas lines and waterlines with all appurtenances, as required by the Planning Board.
- (p) Street name signs. Contact the Highway Department for standard sign design. [**REMOVE 109 Attachment 3, Subdivision Standard Drawing 1.6 from Code**]
- (q) The final plat shall contain the signature and seal of a professional engineer registered in New York State or a qualified land surveyor under § 7208, Subdivision n, of the Education Law.
- (2) A plan/profile of each street and utility easement, including one copy drawn in ink on Mylar or blackline prints on reproducible permanent material acceptable to the Board, plus five prints, with a horizontal scale of not less than 50 feet to the inch and a vertical scale of not less than five feet to the inch showing the following: [**Amended 12-6-2001**]
- (a) All pavement, storm drains, sanitary sewers, gas lines and waterlines with all appurtenances, as required by the Planning Board.

- (b) Pavement and utility stationing, including all horizontal and vertical control point and grades.
 - (c) The signature and seal of a professional engineer registered in New York State or a qualified land surveyor under § 7208, Subdivision n, of the Education Law.
 - (d) A North arrow.
 - (e) A standard title block.
 - (f) All lettering shall be neat and legible.
- (3) All sheets shall be 30 inches by 42 inches and shall not be less than 8 1/2 inches by 14 inches. When more than one layout sheet is required, all shall be the same size and an index sheet of the same size shall be provided, showing the entire subdivision to an appropriate scale.
- (4) In addition to the required drawings, the following documents shall be submitted as part of the final submission:
- (a) A deed description and proof of ownership of the land to be subdivided.
 - (b) An offer of cession, in a form approved by the Planning Board, of all land included in streets, walks, easements and recreation areas not specifically reserved by the owner. If required by the Board, there may be a payment in lieu of the offer of recreation areas. Approval of the plat does not constitute acceptance of the offer of cession.
 - (c) A certificate of adequacy of the proposed water supply and sewerage services as require by the Department of Health and/or the Environmental Conservation Department of the State of New York and the Wilton Water and Sewer Authority.
 - (d) (Reserved)
 - (e) Protective covenants in form for recording, including covenants governing the maintenance of unceded public spaces or reservations.
 - (f) The final design of bridges and culverts, unless included in preliminary submission.
 - (g) Such other certificates, affidavits, endorsements or agreements as may be required by the Planning Board in the enforcement of these regulations.
 - (h) A stormwater pollution prevention plan consistent with the requirements of §§ **129-205** through **129-210** of this Code and with the terms of preliminary plan approval shall be required for final subdivision plat approval. The SWPPP shall meet the performance and design criteria and standards in § **129-206**. The approved final subdivision plat shall be consistent with the provisions of Chapter **129**, Article **XXVIII**. **[Added 12-7-2006 by L.L. No. 4-2006]**
- (5) More detailed information may be required by the Planning Board as a part of the final submission in special cases.

