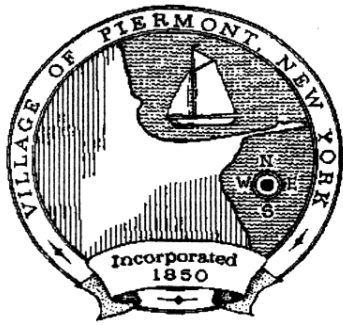




INCORPORATED VILLAGE OF PIERMONT

478 PIERMONT AVENUE * PIERMONT, NEW YORK 10968 * (845) 359-1258

FAX (845) 359-0466

ZONING BOARD OF APPEALS AND PLANNING BOARD APPLICATIONS FOR THE VILLAGE OF PIERMONT

APPLICATION INSTRUCTIONS:

The following items are required in order to accept an application:

- 1. A signed and dated application for the Zoning Board of Appeals and/ or Planning Board.**
- 2. A copy of the referral from the Building Inspector.**
- 3. A copy of the Deed to the present owner of the property.**
- 4. Agents must have written authorization from the owner to appear in front of the Board. Contract Purchaser may file a copy of the contract.**
- 5. A list, obtained from the Village Clerks Office of abutting property owners and those across the street, together with stamped address #10 envelopes without return address.**
- 6. For the Zoning Board- 10 copies: Planning Board 10 copies:**
of the survey plan scale (1 inch = 30feet) showing all zoning bulk and lot dimensions, size and proposed structures, north arrow and vicinity map. (They can be copies of the original signed and sealed survey). (DIGITAL COPY REQUIRED)
- 7. For the Zoning Board- 10 copies: Planning Board 10 copies: Architectural plans signed and sealed showing dimensions and height of and proposed construction. construction. Floor plans may be needed for clarification. (DIGITAL COPY REQUIRED)**
- 8. PDF Copy of Both Sets of Plans emailed to CCatania@piermont-ny.gov or provided on a disc or thumb drive. Must be signed and sealed by a NYS Professional Engineer and/or Land Surveyor/ Architect.**
- 9. A Narrative describing the project.**

**Fees: Please Contact the Building Department for the Fees Due
Escrow Fee Required to pay for Village Engineer Reviews and Court
Reporting. (Escrow may need to be replenished for large projects)**

CONTACT PERSON INFORMATION SHEET:

NAME: _____

MAILING ADDRESS:

_____	_____	_____
Street number	(PO Box)	Street Name
_____	_____	_____
City	State	Zip Code

TELEPHONE #: _____

CELL PHONE #: _____

FAX #: _____

E-MAIL ADDRESS: _____

Relation to project: _____

Date Submitted: _____

Date: _____ Applicant's Signature: _____

APPLICATION REVIEW FORM

Applicant: _____ Phone # _____

Address: _____
Street Name & Number (Post Office) City State Zip Code

Property Owner: _____ Phone # _____

Address: _____
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: _____ Phone # _____

Address: _____
Street Name & Number (Post Office) City State Zip Code

Attorney: _____ Phone # _____

Address: _____
Street Name & Number (Post Office) City State Zip Code

Contact Person: _____ Phone # _____

Address: _____
Street Name & Number (Post Office) City State Zip Code

GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

_____ State or County Road
_____ Long Path
_____ Municipal Boundary

_____ State or County Park
_____ County Stream
_____ County Facility

List name(s) of facility checked above:

Referral Agencies:

_____ RC Highway Department
_____ RC Drainage Agency
_____ NYS Dept. of Transportation
_____ NYS Thruway Authority
_____ Adjacent Municipality _____
_____ Other _____

_____ RC Division of Environmental Resources
_____ RC Dept. of Health
_____ NYS Dept. of Environmental Conservation
_____ Palisades Interstate Park Commission

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If **subdivision**:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If **site plan**:

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

If **special permit**, list special permit use and what the property will be used for.

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area _____

Are there **streams** on the site? If yes, please provide the names. _____

Are there **wetlands** on the site? If yes, please provide the names and type:

Project History:

Has this project ever been reviewed before? _____

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

APPLICATION REVIEW FORM

Applicant's Signature and Certification

State of New York)
County of Rockland) SS.:
Town/Village of _____)

I, _____ hereby depose and say that all the
above statements contained in the papers submitted herewith are true.

Signature: _____

Mailing Address: _____

SWORN to before this

_____ day of _____, 20____

Notary Public

Owner/Applicant's Consent Form to Visit Property

I, _____, owner/applicant of the property described
in the application submitted to the town/village board, planning board, zoning board of appeals and/or
supporting staff, do hereby give permission to members of said boards and/or supporting staff to visit
the property in question at a reasonable time during the day.

Owner/Applicant Signature _____

SWORN to before this

_____ day of _____, 20____

Notary Public

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:
Town/Village of _____)

I, _____ being duly sworn, hereby depose and say
that I reside in the county of _____ in the state of
_____.

I am the (* _____) owner in the fee simple of premises located
at: _____

_____ described in a certain deed of said premises recorded in the Rockland County
Clerk's Office in Liber _____ of conveyances, page _____.

Said premises have been in my/its possession since _____.
Said premises are also known and designated on the Town of **Orangetown** _____.
Tax Map as: section: _____ block: _____ lot(s): _____.

I hereby authorize the within application on my behalf and that the statement of fact contained in said
application are true, and agree to be bound by the determination of the board.

Owner Signature: _____

Mailing Address: _____

SWORN to before this

_____ day of _____, 20____

Notary Public

**If owner is a corporation, fill in the office held by deponent and name of corporation, and provide a
list of all directors, officers and stockholders owning more that 5% of any class of stock.*

APPLICATION REVIEW FORM

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)

County of Rockland) SS.:

Town/Village of _____)

I, _____, being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and post office address

Certifies that he/she is owner or agent of all that certain lot, piece or parcel of land and/or building described in this application **and if not the owner that he/she has been duly and properly authorized to make this application and to assume responsibility for the owner** in connection with this application for the relief set forth:

2. To the _____ of the Town/Village of _____ Piermont _____, Rockland County, New York:

Application, petition or request is hereby submitted for:

- ☐ Variance or modification from the requirement of Section _____;
- ☐ Special permit per the requirements of Section _____;
- ☐ Review and approval of proposed subdivision plat;
- ☐ Exemption from a plat or official map;
- ☐ An order to issue a certificate, permit or license;
- ☐ An amendment to the Zoning Ordinance of Official Map or change thereof;
- ☐ Other (*explain*) _____;

To permit construction, maintenance and use of _____

3. Premises affected are in a _____ zone and from the Village of _____ Piermont _____

Tax map, the property is known as Section _____, Block, _____, Lot(s) _____.

APPLICATION REVIEW FORM

4. There is no state officer, Rockland County officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

5. To the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of Piermont in the petition, request or application or in the property or subject matter to which it relates:

(IF NONE, SO STATE)

- a. Name and address of officer or employee _____
- b. Nature of interest _____
- c. If stockholder, number of shares _____
- d. If officer or partner, nature of office and name of partnership _____
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____
- f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Village of Piermont.

6. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Signature: _____

Mailing Address: _____

SWORN to before this

_____ day of _____, 20____

Notary Public

APPLICATION REVIEW FORM

AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town/Village of _____)

I, _____ being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the _____ (board) in the town/village of Piermont affecting property located at _____, Rockland County, New York.

That the following are all of the owners of property _____(distance) from the premises as to which this application is being taken.

SECTION-BLOCK-LOT	NAME	ADDRESS
-------------------	------	---------

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

APPLICATION REVIEW FORM

Reimbursement for Professional Consulting Services

The Town/Village Board, Planning Board and Zoning Board of Appeals in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with such charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village for the cost of such consultant services upon receipt of the bill. Such reimbursement shall be made prior to final action on the application.

Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full.

Applicant's Signature: _____

SWORN to before this

_____ day of _____, 20____

Notary Public

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			☐	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:			☐	☐
3. a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. Urban	Rural (non-agriculture)	Industrial	Commercial	Residential (suburban)
☐ Forest	Agriculture	Aquatic	Other(Specify):	
☐ Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☐ ☐	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☐	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO ☐ ☐ ☐	YES ☐ ☐ ☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO ☐	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO ☐	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO ☐	YES ☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO ☐ ☐	YES ☐ ☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO ☐ ☐	YES ☐ ☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest Agricultural/grasslands Early mid-successional ☐ Wetland ☐ Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☐	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☐	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☐	YES ☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO ☐	YES ☐

49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO ☐	YES ☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO ☐	YES ☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: _____ Title: _____		

GUIDE FOR THE PREPARATION & FILING OF SITE DEVELOPMENT PLANS

The Final Site Plan, which must be prepared and sealed by a Licensed Land Surveyor and Professional Engineer, shall show the following:

1. Name of the site plan and section, block, and lot.
2. Name and address of record owner and signature of owner.
3. Name and address and seal of land surveyor.
4. Original date and identifying drawing and sheet numbers, revision dates with description of each revision.
5. True North arrow and scale at a minimum of 1" = 30 feet.
6. Vicinity map at a minimum scale of 1 inch = 1,000 feet, showing streets within 1,000 feet to the nearest street intersection.
7. Names of existing and new streets.
8. Districts in which located: School, Fire, Water, Lighting, Sewer (shown as "Orangetown Sewer District") and Zoning District. All district lines must be shown where districts change within the site plan.
9. Exact location of important trees and wooded areas, rock outcrops, marshes, ditches and watercourses.
10. Elevations at lot corners.
11. Land contours of the development and contiguous areas, present and final at two foot intervals.
12. Show method of draining land with direction of flow to be installed by arrows.
13. Where any drainage courses are to be established, the plan shall bear a notation stating: "Lot drainage shown shall constitute easements running with the land and are not to be disturbed."
14. Show any and all easements and dedications by metes and bounds.
15. The map must show existing and proposed street paving and sidewalks, rights-of-way and designated road widths.
16. Locations and sizes of existing sewers, water mains, gas lines, culverts and other underground utilities and structures, utility poles and fire hydrants, and/or distance to the nearest existing hydrant.
17. Exact location and use of any and all existing structures and distances of same from any newly created lot lines. Show as "existing" and indicate disposition.
18. Each plan shall bear a note stating: "All utilities, including electric and telephone service, shall be installed underground."
19. Any street lighting standards required must be shown. After preliminary approval of the site plan, two copies must be supplied to the Clerk who will submit them to Orange and Rockland Utilities for placement of the street lighting standards. These locations must be approved before the vellum transparency or Mylar can be filed with the County Clerk.
20. Iron pins, unless otherwise required by the Planning Board, shall be shown and placed at all lot corners.

21. Location and results of tests to ascertain subsurface soil rock and groundwater unless test pits are dry at a depth of five feet. (This is to be reviewed by the Village Consulting Engineer.)
22. Concrete sidewalks and curbs must be shown and installed (See Village Code 172-7) . The following note shall be placed on the plan to read: "Sidewalks and curbs shall be installed in accordance with the Department of Public Works' specifications for sidewalks and curbs."
23. The following note must be placed on all site plans: "This plan does not conflict with the County Official Map and has been approved in the manner specified by Section 239L&M of the General Municipal Law of the State of New York."
24. Where sewers are to be installed, this note must be placed on the site plan: "Certificate of Occupancy shall not be requested from the Village of Piermont Building Department until results of infiltration and ex filtration tests for sanitary sewers are certified by a New York State licensed professional engineer and approved by the Director, Division of Sewers."
25. Proposed drainage must be approved by the Village Consulting Engineer.
26. The applicant must obtain approval from the New York State Department of Transportation, Rockland County Highway Department, or the Village Department of Public Works, whichever is appropriate.
27. Before the vellum transparency or Mylar can be signed for filing with the Village Clerk:
 - a. Any easements, dedications or restrictive covenants are to be submitted in form satisfactory to the Village Attorney and must be approved by the Village Board for filing.
 - b. Posting of bonds in amount to be determined by various departments having jurisdiction and in a form satisfactory to the Village Attorney and Village Board.
 - c. All Planning Board requirements must be satisfied and all fees and expenses must be paid.
28. Where the decision of the Board having jurisdiction or the plan requires conveyance of an easement, streets or other interest to the Village, the applicant will be required to provide a title policy insuring the Village as to the right of the applicant to convey such interest.

Village of Piermont
GUIDE FOR THE PREPARATION & FILING OF SUBDIVISION PLATS

The Final Subdivision Plat, which must be prepared and sealed by a Licensed Land Surveyor or Professional Engineer, shall show the following:

1. Name of the subdivision including Section, Block and Lot.
2. Name, address and signature of the record owner.
3. Name and address and seal of land surveyor.
4. Original date and identifying drawing and sheet numbers, revision dates with description of each revision.
5. True North arrow and scale at a minimum of 1 inch = 30 feet.
6. Vicinity map at a minimum scale of 1 inch = 1,000 feet showing streets within 1,000 feet and at least to the nearest street intersection.
7. Total acreage and number of lots in the subdivision.
8. Location of any proposed park or recreation site.
9. Each lot to show number of square feet and bear a tax lot number. Two copies of the subdivision map signed by the Assessor showing tax lot numbers, must be filed with the Clerk of the Planning Board by the applicant.
10. Names of existing and new streets.
11. Districts in which located: school, fire, water, lighting, sewer (shown as "Orangetown Sewer District"), zoning district. All district lines must be shown where districts change within the subdivision.
12. Exact location of important trees and wooded areas, rock outcrops, marshes, ditches and watercourses.
13. Elevations at lot corners.
14. Land contours of the development and contiguous areas, present and final at two foot intervals.
15. Show method of draining land with direction of flow to be indicated by arrows.
16. Where any drainage courses are to be established, the plan shall bear a notation stating: "Lot drainage shown shall constitute easements running with the land and are not to be disturbed."
17. Show any and all easements and dedications by metes and bounds.
18. The map must show existing and proposed street paving and sidewalks, rights-of-way and designated road widths.
19. Locations and sizes of existing sewers, water mains, gas lines, culverts and other underground utilities and structures, utility poles and fire hydrants, and/or distance to the nearest fire hydrant.
20. For Major subdivisions, two copies of a marked map shall be submitted indicating the approval of the hydrant location by the appropriate fire department authorities. If no hydrants are required, the fire department authorities shall so state.
21. Exact location and use of any and all existing structures and distances of same from any newly created lot lines. Show as "existing" and disposition.
22. Each plan shall bear a note stating: "All utilities, including electric and telephone service, shall be installed underground."
23. Any street lighting standards required must be shown. After preliminary approval of the subdivision map, two copies must be supplied to the Clerk who will submit them to Orange and Rockland Utilities for placement of the street lighting standards. These locations must be approved by the Town Board lighting committee before the vellum transparency or mylar can be filed with the County Clerk.
24. Typical lot plan showing yard distances (Major Subdivisions only).

25. Monuments for both minor and major subdivisions at all corners and angle points of boundaries of original tract. Iron pins, unless otherwise required by the Planning Board, shall be shown and placed at all lot corners.
26. Location and results of tests to ascertain subsurface soil rock and groundwater conditions; depth to groundwater unless test pits are dry at a depth of five feet. (This is to be reviewed by the Town Consulting Engineer.)
27. Major Subdivisions – Approval of Rockland County Department of Health (after Preliminary Approval).
Minor Subdivisions – The following note shall be placed on the Final Map: "No building permit will be issued until sewage disposal arrangements have been approved by the Rockland County Department of Health and/or the Village of Piermont."
28. Concrete sidewalks and curbs must be shown and installed. The following note shall be placed on the plan to read: "Sidewalks and curbs shall be installed in accordance with the Department of Public Works' specifications for sidewalks and curbs."
29. The following note must be placed on all subdivision plats: "This plat does not conflict with the County Official Map and has been approved in the manner specified by Section 239N of the General Municipal Law of the State of New York."
30. Where sewers are to be installed, this note must be placed on the subdivision plat: "Certificate of Occupancy shall not be requested from the Village of Piermont Building Department until infiltration and ex-filtration tests for sanitary sewers are certified by a New York State licensed professional engineer and approved by the Inspector, Division of Sewers." If public sewers are available within the required distance, a letter from the Orangetown Division of Sewers is required indicating that a connection may be made.
31. Proposed drainage must be approved by the Village Consulting Engineer.
32. The applicant must obtain approval from the New York State Department of Transportation, Rockland County Highway Department or the Department of Public Works, whichever is appropriate.
33. Before the vellum transparency or mylar can be signed for filing with the County Clerk:
 - a. Where a reservation of land for recreation purposed has been deemed by the Planning Board, the Planning Board may require a written agreement between the applicant and the Board of Trustees as to the future deed, title dedication, and provision for the cost of grading development, equipment, and maintenance of said recreation area.
 - b. Any easements, dedications or restrictive covenants are to be submitted in form satisfactory to the Village Attorney and approved by the Village Board for filing.
 - c. Posting of bonds in amount to be determined by various departments having jurisdiction and in a form satisfactory to the Village Attorney and Village Board.
 - d. All Planning Board requirements must be satisfied and all fees and expenses must be paid.
34. Where the decision of the Boards having jurisdiction or the plan requires conveyance of an easement, streets, or other interest to the Town, the applicant will be required to provide a title policy insuring the Village as to the right of the applicant to convey such interest.
35. All major subdivision plats must be signed by the appropriate fire official, the lighting committee of the Village Board and the Clerk of the Planning Board prior to filing with the Rockland County Clerk.