

APPENDIX Q

**Town of Southold Planning Board
Conditional Sketch Approval
March 11, 2014**

PLANNING BOARD MEMBERS

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PLANNING BOARD OFFICE
TOWN OF SOUTHOLD

March 11, 2014

Mr. Steven A. Martocello
24 Miller Woods Drive
Miller Place, NY 11764

Re: **Conditional Sketch Plan Approval** - Proposed Standard Subdivision of
The Orchards
Located at 2595 Orchard Street, Orient
SCTM#1000-27-1-3 Zoning District: R-80

Dear Mr. Martocello:

The Southold Town Planning Board, at a meeting held on Monday, March 10, 2014, adopted the following resolution:

WHEREAS, this proposal is for a Standard Subdivision to subdivide a 13 acre parcel into five lots where Lot 1 = 9.4 acres including a 1.4 acre building envelope and 8 acres of preserved Open Space, Lot 2 = 0.9 acres, Lot 3 = 1.1 acres, Lot 4 = 0.9 and Lot 5 = 0.9 acres in the R-80 Zoning District; and

WHEREAS, on July 1, 2013, the agent submitted a Sketch Plan Application with other required material for submission pursuant to Article V Sketch Plat Review; and

WHEREAS, on August 5, 2013, the Planning Board reviewed the application at their Work Session, found the application incomplete, and requested the missing elements of the application be submitted; and

WHEREAS, on August 14, 2013, the Planning Board conducted a site visit to the property; and

WHEREAS, on September 23, 2013, the Planning Board, at their Work Session, discussed lot design with the applicant; and

WHEREAS, on October 4, 2013, the applicant submitted, as requested by the Planning Board at their August 5, 2013 Work Session, an agent authorization form, title report and the proposed open space uses; and

The Orchards

Page Two

March 11, 2014

WHEREAS, on October 29, 2013, the applicant submitted, as requested by the Planning Board at their August 5, 2013 Work Session, a revised Sketch Plan, limited ERSAP and a Part 1 Environmental Assessment Form; and

WHEREAS, on November 18, 2013, the Planning Board, at their Work Session, reviewed the application and found it complete; and

WHEREAS, on January 6, 2014, the Planning Board, at their Work Session, reviewed the application and found that further lot design review was necessary; and

WHEREAS on February 4, 2014, the Planning Board, at their Work Session, found that the submitted application meets all the requirements for Sketch Approval pursuant to Article V Sketch Plat Review; be it therefore

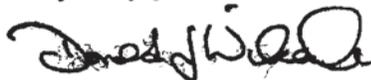
RESOLVED, that the Southold Town Planning Board hereby **grants Conditional Sketch Plan Approval** upon the map entitled "Sketch Plan: The Orchards", dated June 15, 2013, prepared by John C. Ehlers, Land Surveyor with the following conditions:

- a. Submission of all Preliminary Plat requirements pursuant to §240-16 Submission and §240-17 Technical requirement of the Southold Town Code.
- b. The design of the road and "turnaround" and the location of the lots are subject to change based on the reviews and analyses to be done during the Preliminary Plat stage.

Note that specifics regarding map changes, content of the Covenants and Restrictions, other legal documents and submission requirements needed for subdivision approval will be provided to the applicant by the Planning Board upon completion of the environmental review and receipt of comments from other involved agencies. The applicant is advised that design changes may be required prior to Final Plat Approval.

If you have any questions regarding the information contained in this resolution, please contact the Planning Board Office.

Very truly yours,



Donald J. Wilcenski
Chairman