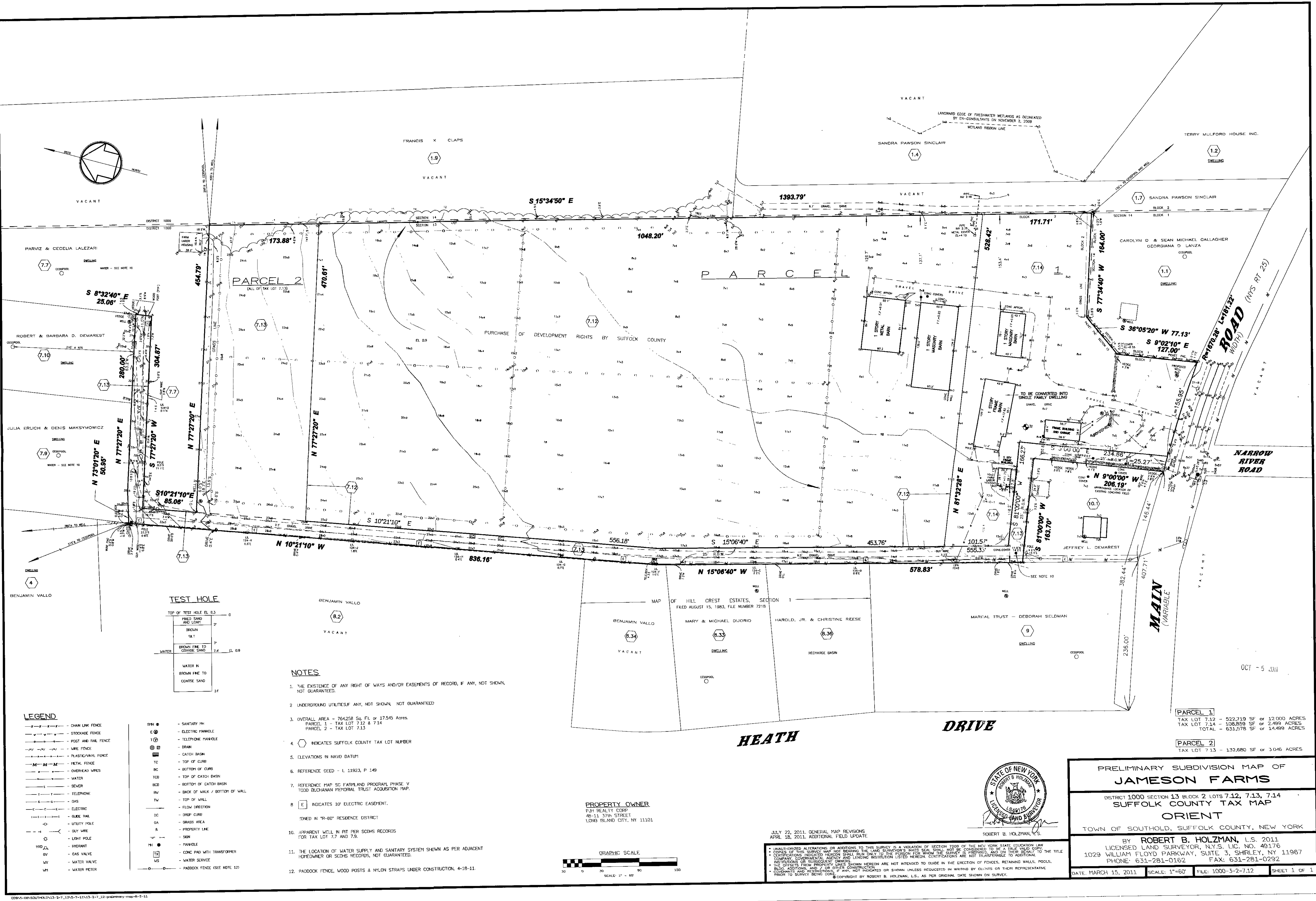
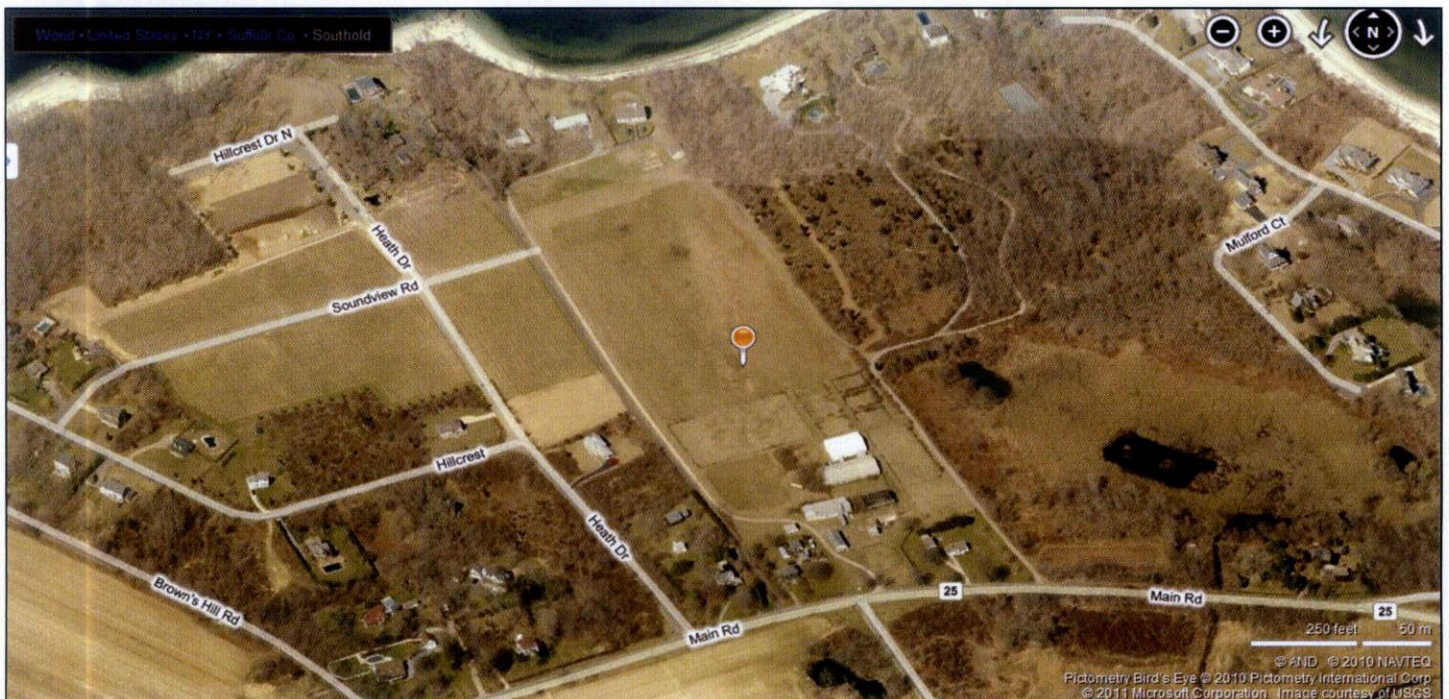
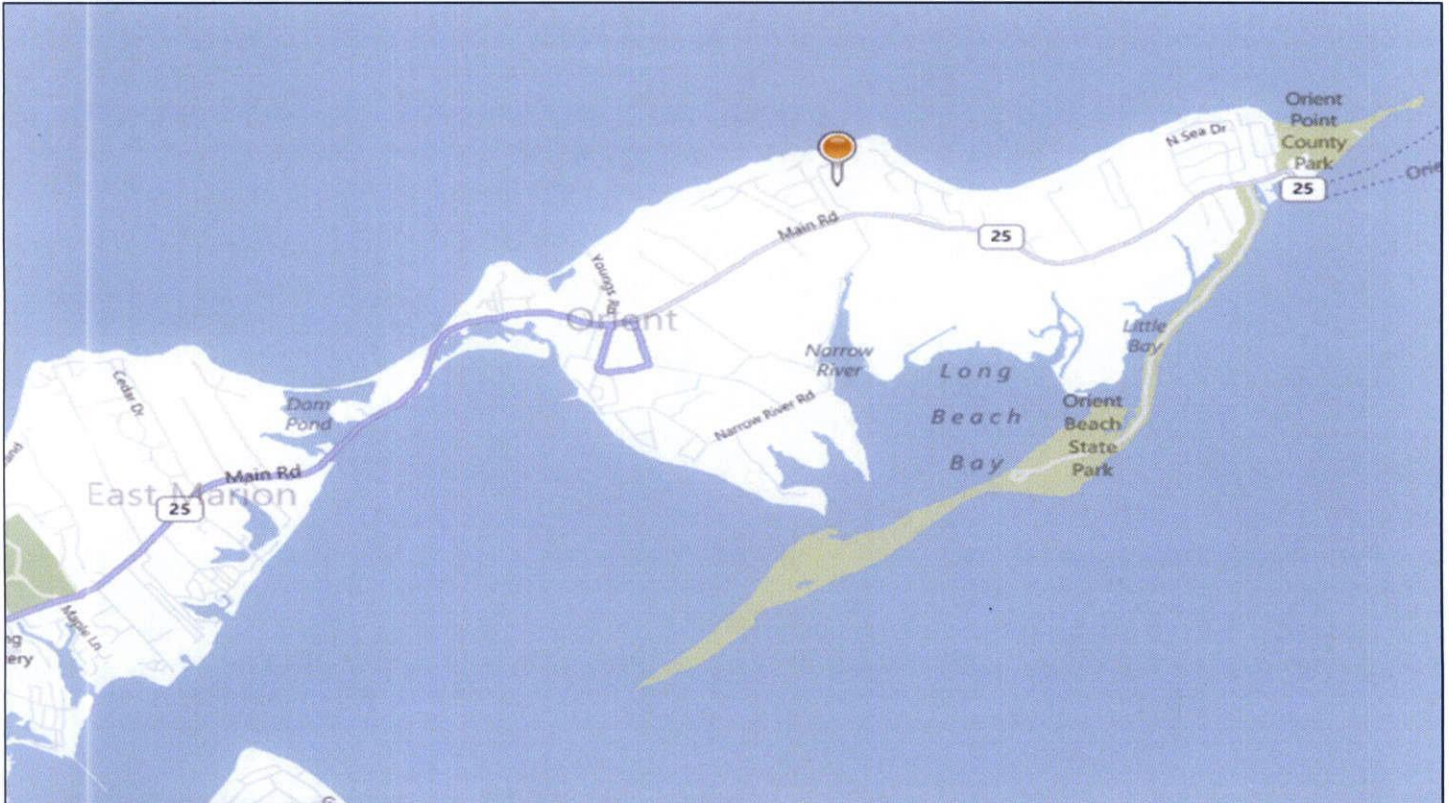




JAMESON FARMS Property

Situate: 29525 Main Road (Route 25); Orient; Town of Southampton, New York

SCTM #: 1000 - 013 - 02 - 007.12, 007.13 & 007.14

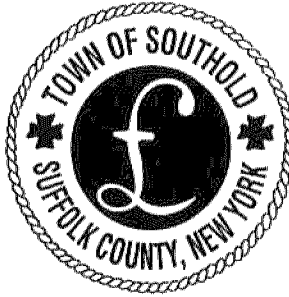


SubP

PLANNING BOARD MEMBERS

MARTIN H. SIDOR
Chair

WILLIAM J. CREMERS
KENNETH L. EDWARDS
JAMES H. RICH III
DONALD J. WILCENSKI



MAILING ADDRESS:

P.O. Box 1179
Southold, NY 11971

OFFICE LOCATION:

Town Hall Annex
54375 State Route 25
(cor. Main Rd. & Youngs Ave.)
Southold, NY

Telephone: 631 765-1938

Fax: 631 765-3136

**PLANNING BOARD OFFICE
TOWN OF SOUTHOLD**

November 16, 2011

Mr. Bruce Anderson
Suffolk Environmental Consulting, Inc.
P.O. Box 2003
Bridgehampton, NY 11932

Re: Proposed Standard Subdivision for Jameson Farms
SCTM#1000-13-2-7.12 & 7.13 & 7.14 Zoning District: R-80

Dear Mr. Anderson:

The Southold Town Planning Board reviewed the above-referenced application at their November 14, 2011 Work Session to determine whether the application is complete. The Board has found the application to be incomplete and is requiring the following to be submitted prior to accepting the application for review:

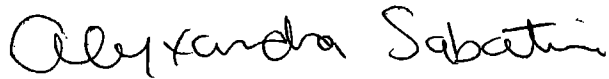
1. Provide proof that the over-all parcel meets the Town Code for Lot Recognition pursuant to §280-9.
2. Please clarify how many existing lots currently use the right-of-way.
3. Please submit a Yield Plan pursuant to §240-10 B or clearly demonstrate that the proposed subdivision meets the yield requirements in a table that clearly shows the area of each proposed lot, and subtracts the "unbuildable lands" from them (including Development Rights Sold Land and rights-of-way).
4. Show that the front yard of the proposed Lot 2 meets the required lot width of 175' as required by the Town Code Bulk Schedule for the R-80 Zoning District.

Please note that the Board identified other changes that will need to be made to the plans, however, these changes can wait until after the Board has accepted the application and reviewed it. The changes include the following items:

1. Add to the plat a context map pursuant to §240-10 E.
2. Change the solid line on proposed Lot 1 separating the development rights sold area from the development area to a dotted line.
3. Change the plat title from "Preliminary Subdivision map of Jameson Farms" to "Sketch Plat of Jameson Farms".

If you have any questions, please do not hesitate to contact this office. Thank you.

Very truly yours,

A handwritten signature in cursive script that reads "Alyxandra Sabatino".

Alyxandra Sabatino
Planner

Project name:	Connecticut Municipal Electric Energy Cooperative	SCTM#:	1000-6-8-7 & 3.2
Location:	1866 Central Ave. Fishers Island		
Description:	Addition of 993 sq. ft. to the existing 7,144 sq. ft. diesel-electric generator facility on a 47, 441 sq. ft. parcel located in the Business District.		
Status:	Final Pending Inspection		
Action:	Review final site inspection letter.		
Attachments:	Draft Letter		

Project name:	Jameson Farms	SCTM#:	1000-13-2-7.12
Location:	29525 Route 25, Orient		
Description:	This subdivision proposal will subdivide a 17.5 acre parcel into 2 lots, where Lot 1 = 14.5 acres with 12 acres sold as Development Rights to Suffolk County and where Lot 2 = 3 acres.		
Status:	New Application		
Action:	Review application for completeness.		
Attachments:	Staff Report		

Project name:	Stanton, Phil & Jennifer	SCTM#:	1000-64-1-29
Location:	Maple Lane, Southold		
Description:	This proposal is for a 3 lot standard subdivision in the R-40 Zoning District.		
Status:	Pre-submission		
Action:	Review site visit.		
Attachments:	Staff Report		

3:45 p.m. Review Public Meeting Agenda

Southold Planning Department Staff Report

Subdivision Application Work Session Review

Date 11/14/11
Prepared By: Alyxandra Sabatino

I. Application Information

Project Title: Jameson Farms
Applicant: Bruce Anderson
Date of Submission: September 26, 2011
Tax Map Number: 1000-13-2-7.12 & 7.13 & 7.14
Project Location: 29525 Main Road
Hamlet: Orient
Zoning District: R-80

II. Description of Project

Type of Subdivision: Standard
Acreage of Project Site: 17.545
of Lots Proposed: 2

III: Action to review

Consider whether to accept the application as complete.

IV: Analysis

This 17.5 acre parcel has 12 acres of preserved farmland through a sale of development rights to Suffolk County. Two separate areas were left out as reserve areas with development rights intact. This parcel consists largely of cleared open farmland and contains four barns and one garage.

The applicant is proposing a Standard Subdivision to create two lots that coincide with the boundary lines created by the sale of development rights.

Southold Planning Department Staff Report

Figure 1:



- Figure 1: The current right-of-way is 25' wide- Highway Specifications pursuant to § 161-15 A, states that if the right-of-way serves 5 or more lots it has to be 50' in width. Development rights that were sold to Suffolk County appear to be purchased up to the 25' right of way, allowing no room for an extension of this road to meet the minimum Highway Specifications.
- The yield for lot 2 needs to be confirmed to meet the minimum lot size of 80,000 square feet (the right-of-way attached to lot 2 is considered unbuildable land and is deducted from this lot area.)

V: Staff Recommendations

Find the application incomplete and request the applicant submit the following:

1. Submit a Yield Plan pursuant to § 240-10 B or clearly demonstrate that the proposed meets the yield requirements.
2. Provide proof that the parcel meets the Town Code for Lot Recognition pursuant to § 280-9.
3. Clarify how many existing lots use the right-of-way.
4. Show that the front yard of proposed lot 2 meets the required lot with of Town Code.
5. Provide a copy of the development rights easement held by Suffolk County.
6. Add to the plat a context map pursuant to § 240-10 E.
7. Change the solid line on proposed lot 1 separating the development rights sold area from the development area to a dotted line.
8. Change the plat title from "Preliminary Subdivision map of Jameson Farms" to "Sketch Plat of Jameson Farms".

PB, HL, AC
file

Suffolk Environmental Consulting, Inc.

Newman Village, Suite E, 2322 Main Street, P.O. Box 2003, Bridgehampton, New York 11932-2003

(631) 537-5160

Fax: (631) 537-5291

Bruce Anderson, M.S., President

October 24, 2011

Southold Town Planning Board
P.O. Box 1179
Southold, NY 11971

Re: JAMESON FARMS Property
Situate: 29525 Main Road (Route 25); Orient; Town of Southold, NY
SCTM #: 1000 - 013 - 02 - 007.12, 007.13 & 007.14

Dear Board Members,

Enclosed herewith please find a copy of correspondence received from Sarah Lansdale, Director of Planning, Suffolk County Planning Department dated October 17, 2011 to me which certified that the above referenced parcel has been included into Agricultural District No. 1.

Sincerely,



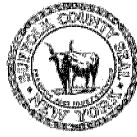
Bruce A. Anderson

attachment

OCT 25 2011

cc. J. Boyle (w/ attach)

COUNTY OF SUFFOLK



STEVE LEVY
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

SARAH LANSDALE, AICP
DIRECTOR OF PLANNING

October 17, 2011

Suffolk Environmental Consulting, Inc.
Newman Village, Suite E
2322 Main Street
PO Box 2003
Bridgehampton, New York 11932-2003

Attn: Mr. Bruce A. Anderson

*Re: 2011 Agricultural Districts Program Annual Enrollment Period
Application # OEP-2011-08
Suffolk County Tax Map # 1000-013.00-02.00-007.012 and 1000-013.00-02.00-007.014*

Dear Sir:

Please be advised that the above-listed parcels were considered for inclusion in a certified agricultural district during the 2011 Agricultural Districts Program open enrollment period pursuant to Section 303-b of the New York State Agriculture and Markets Law.

After due consideration, the Suffolk County Agricultural and Farmland Protection Board recommended that the above-listed parcels contain predominately viable agricultural land and that the inclusion of such land in the program would serve the public interest by assisting in maintaining a viable agricultural industry within the district. The Suffolk County Legislature adopted this recommendation, and the Commissioner of the New York State Department of Agriculture and Markets certified this recommendation. The inclusion of the above-listed parcels in Agricultural District No. 1 was effective as of September 26, 2011.

Please contact Jessica Kalmbacher at (631) 853-5191 should you have any questions.

Sincerely,

Sarah Lansdale
Director of Planning

Enc.

SL:jljk

Cc: Darrel J. Aubertine, Commissioner of the NYS Dept. of Agriculture & Markets
Tim Laube, Clerk of the SC Legislature (Email only)
Kenneth J. Schmitt, Chairman of the SC Agricultural & Farmland Protection Board (Email only)
John Boyle, PJH Realty Corp.

LOCATION
H. LEE DENNISON BLDG. - 4TH FLOOR
100 VETERANS MEMORIAL HIGHWAY

MAILING ADDRESS
P. O. BOX 6100
HAUPPAUGE, NY 11788-0099

(631) 853-5191
TELECOPIER (631) 853-4044

Suffolk Environmental Consulting, Inc.

Newman Village, Suite E, 2322 Main Street, P.O. Box 2003, Bridgehampton, New York 11932-2003

(631) 537-5160

Fax: (631) 537-5291

Bruce Anderson, M.S., President

HAND DELIVERED

October 4, 2011

Southold Town Planning Board
P.O. Box 1179
Southold, NY 11971

OCT - 5 2011

Re: JAMESON FARMS Property
Situate: 29525 Main Road (Route 25); Orient; Town of Southold, NY
SCTM #: 1000 - 013 - 02 - 007.12, 007.13 & 007.14

Dear Board Members,

This Firm represents the owner of the above referenced property, who is seeking Subdivision approval concerning the overall parcel referenced above. Accordingly, please find five (5) copies of a complete application package containing the following items:

- (1) **Town of Southold Subdivision Application Form – Sketch Approval;**
- (2) **Authorization Letter;**
- (3) **Deeds** of subject property;
- (4) **Deed** regarding the Development Rights of subject property;
- (5) **Location Map** of subject property;
- (6) **Part I of the Environmental Assessment Form;**
- (7) **Local Waterfront Revitalization Program Consistency Assessment Form;**
- (8) **Preliminary Subdivision Map** of *JAMESON FARMS*, prepared by *ROBERT B. HOLZMAN, L.S.*, last dated July 22, 2011, indicating the proposed subdivision;
- (9) **Check** made payable to the Town of Southold to cover the requisite application fee.



SOUTHOLD PLANNING DEPARTMENT

Subdivision Application Form - Sketch Approval

APPLICATION IS HEREBY MADE to the Town of Southold Planning Board for **SKETCH APPROVAL** for the subdivision described herein.

1. Name of Subdivision JAMESON FARMS
2. Suffolk County Tax Map # 1000 - 013 - 02 - 007.12, 007.13 & 007.14
3. Type of Subdivision Standard ☒ Conservation ☐
4. Hamlet Orient
5. Street Address/
Project Location 29525 Main Road (Route 25); Orient, NY
6. Acreage of Site 17.545 acres
7. Proposed Yield Parcel 1 @ 14.5 acres/Parcel 2 @ 3.05 acres
8. Number of Lots Proposed Two (2)
9. Zoning District R - 80
10. Date of Submission September 26, 2011

11. Please provide the names, addresses and phone numbers for the following people:

Applicant:

Bruce A. Anderson - SUFFOLK ENVIRONMENTAL CONSULTING, INC.
P.O. Box 2003; Bridgehampton, NY 11932
(631) 537 - 5160

Agent: Bruce A. Anderson – SUFFOLK ENVIRONMENTAL CONSULTING, INC.
P.O. Box 2003; Bridgehampton, NY 11932
(631) 537 – 5160

Property Owner(s): John Boyle – PJH REALTY CORP.
48 – 11 37th Street; Long Island City, NY 11101
(917) 991 – 5687

Surveyor: Robert B. Holzman, L.S.
1029 William Floyd Parkway, Suite 3, Shirley, NY 11967
(631) 281 – 0162

Engineer: John Condon, P.E. – CONDON ENGINEERING
1755 Sigsbee Road; Mattituck, NY 11952
(631) 298 – 1986

Attorney: Patrick A. O'Brien, Esq.
350 5th Avenue # 4510; New York, NY 10118-4510
(212) 967 – 8433

12. Has an application for subdivision ever been filed for this property? If so, please indicate when and whether or not approval was granted by the Planning Board.

Yes, the Southold Planning Board granted conditional final approval to the former property owner on 9/11/2001 for the subdivision of this parcel into two lots, however, none of the conditions were met and no final subdivision approval was gained to date.

13. Has a pre-submission conference been held with the Planning Board? If so, provide date. August 9, 2011

14. Does the parcel(s) meet the Lot Recognition standard in Town Code §280-9 Lot Recognition? Yes X No If "yes", explain how.

15. Has the owner/applicant met with Land Preservation? If so, provide date. No.

16. Is any part of the property in agricultural use? If so, how many acres? 17.5 ±

17. Is there an existing or proposed sale of development rights on the property? Yes. (Suffolk County had purchase Development Rights of 12.0 acres)

18. Does the owner own any adjacent properties? If so, please indicate the properties by SCTM# No.

19. Are there any building permits currently pending on this property? If yes, please provide permit number(s).

No.

20. The site will be serviced by the following special districts or utility companies:

Fire District

Orient Fire Department

Post Office

Orient Post Office

School District

Oysterponds Union Free School District

Water

Suffolk County Water Authority

21. Has LIPA or Keyspan been notified of the proposed subdivision? If so, please provide proof that service will be provided. No.

22. Please indicate the type of open space proposed and how it will be managed?

Open Space has been established via the Purchase of the Development Rights of the original 12 acres within the property by Suffolk County.

23. Are there any existing structures on the property? If so, please indicate the type of structure and its use(s). Will these structures remain, be removed or altered?

Yes. Within the current Lot 7.12, a 1-Story Metal Barn and 1-Story Masonry Barn exist for agricultural usage (structures to remain, unaltered at this time). Within the current Lot 7.14, a 1-Story Masonry Barn, a 1-Story Frame Building & Garage and 1-Story Frame Building exist for agricultural usage (structures to remain, unaltered at this time), & a 1-Story Frame Barn exists for agricultural usage to be converted into a single-family dwelling.

24. Based on the parcel yield and the affordable housing requirement of the Town Code, how many Moderate Income Family Dwelling Units are proposed? If the number that will be built is less than 20% of the yield, please indicate how you intend on satisfying the requirement (see Town Code §240-10 B (2)(c) for options).

No.

25. Application completed by ☐ owner ☒ agent ☐ other

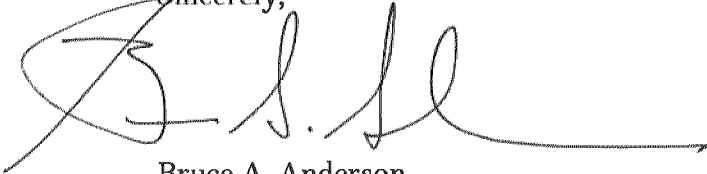
Signature of Preparer

Date

9/28/11

Kindly review the enclosed application submission and schedule the matter for the next available hearing date. Should you have any questions, please feel free to contact this office with any questions. Thank you as always for your attention and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. A. Anderson', with a long horizontal flourish extending to the right.

Bruce A. Anderson

attachment

cc. J. Boyle

OWNER'S ENDORSEMENT

STATE OF NEW YORK
COUNTY OF SUFFOLK) SS:

JOHN BOYLE

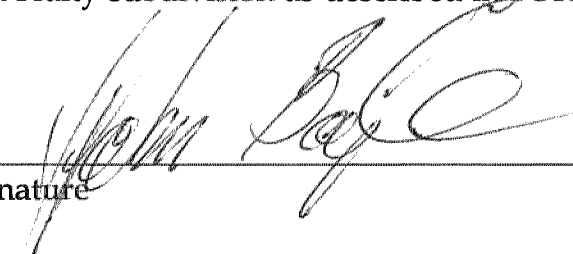
being duly sworn, deposes and says; I reside at:

P48-11-37TH Street, Long Island City New York 11101

In the County of Queens and the state of NEW YORK and I
am the (owner in fee) (officer/agent of the Corporation which is owner in fee) of
the premises described in the foregoing application and that I have authorized.

Suffolk Environmental Consulting, Inc.

to act as my agent in connection with a realty subdivision as described in SCTM
as # 1000-13-2-7.12, 7.13 and 7.14.



Signature

Signature

If Corporation, name of corporation and Officer

Officer's Title

Before me, this 28th day of
SEPTEMBER, 2011



Notary Public

Matthew D. Ivans
Notary Public of New York
No. 01IV6053859
Qualified in Suffolk County
Commission Expires January 22, 2014



**SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE**

Type of Instrument: DEED
Number of Pages: 5
Receipt Number : 08-0067433
TRANSFER TAX NUMBER: 07-31986

Recorded: 07/15/2008
At: 11:03:24 AM
LIBER: D00012557
PAGE: 991

District: 1000 Section: 013.00 Block: 02.00 Lot: 007.014

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: \$273,231.00

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	\$15.00	NO	Handling	\$5.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
EA-CTY	\$5.00	NO	EA-STATE	\$75.00	NO
TP-584	\$5.00	NO	Notation	\$0.00	NO
Cert.Copies	\$0.00	NO	RPT	\$30.00	NO
Transfer tax	\$0.00	NO	Comm.Pres	\$2,464.62	NO
			Fees Paid	\$2,619.62	

TRANSFER TAX NUMBER: 07-31986

**THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL**

**JUDITH A. PASCALE
County Clerk, Suffolk County**

Number of pages

6

RECORDED
2008 Jul 15 11:03:24 AM
JUDITH A. PASCALE
CLERK OF
SUFFOLK COUNTY
L 000012557
P 991
DT# 07-31986

This document will be public record. Please remove all Social Security Numbers prior to recording.

Deed / Mortgage Instrument

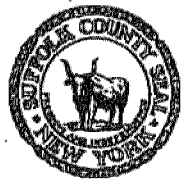
Deed / Mortgage Tax Stamp 216

Recording / Filing Stamps

3

FEES

Page / Filing Fee _____
Handling 5. 00
TP-584 _____
Notation _____
EA-52 17 (County) _____ Sub Total _____
EA-5217 (State) _____
R.P.T.S.A. 30 -
Comm. of Ed. 5. 00
Affidavit _____
Certified Copy _____
NYS Surcharge 15. 00
Other _____



Sub Total _____
Grand Total 155 -

Mortgage Amt. _____
1. Basic Tax _____
2. Additional Tax _____
Sub Total _____
Spec./Assit. _____
or _____
Spec. /Add. _____
TOT. MTG. TAX _____
Dual Town _____ Dual County _____
Held for Appointment _____
Transfer Tax _____
Mansion Tax _____
The property covered by this mortgage is or will be improved by a one or two family dwelling only.
YES _____ or NO _____
If NO, see appropriate tax clause on page # _____ of this instrument.

prepaid

6-1708

4 Dist. Section 013.00 Block 02.00 Lot 007.014

Real Property Tax Service Agency Verification 08016640 1000 01300 0200 007014



5 Community Preservation Fund

Consideration Amount \$ 273231

CPF Tax Due 2464.62

6 Satisfaction:

RECORD & RETURN TO:
Patricia A O'Brien Esq
350 Fifth Ave Ste 4510
NY NY 10118

Improved ☒

Vacant Land ☐

TD 1000

TD _____

TD _____

Mail to: Judith A. Pascale, Suffolk County Clerk
310 Center Drive, Riverhead, NY 11901
www.suffolkcountyny.gov/clerk

7

Title Company Information

Co. Name Judicial

Title # 95477

8

Suffolk County Recording & Endorsement Page

This page forms part of the attached DEED made by:

Virginia Zappa as Trustee to the Trust, Barbara

(SPECIFY TYPE OF INSTRUMENT)

The premises herein is situated in
SUFFOLK COUNTY, NEW YORK.

In the TOWN of Sachold

In the VILLAGE

or HAMLET of

TO
PJA Realty Corp
48-11 37th Street Long Island City NY 11101

BOXES 6 THRU 8 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

(over)

If the document you've just recorded is your **SATISFACTION OF MORTGAGE**, please be aware of the following:

If a portion of your monthly mortgage payment included your property taxes, *you will now need to contact your local Town Tax Receiver so that you may be billed directly for all future property tax statements.

Local property taxes are payable twice a year: on or before January 10th and on or before May 31st. Failure to make payments in a timely fashion could result in a penalty.

Please contact your local Town Tax Receiver with any questions regarding property tax payment.

Babylon Town Receiver of Taxes
200 East Sunrise Highway
North Lindenhurst, N.Y. 11757
(631) 957-3004

Brookhaven Town Receiver of Taxes
One Independence Hill
Farmingville, N.Y. 11738
(631) 451-9009

East Hampton Town Receiver of Taxes
300 Pantigo Place
East Hampton, N.Y. 11937
(631) 324-2770

Huntington Town Receiver of Taxes
100 Main Street
Huntington, N.Y. 11743
(631) 351-3217

Islip Town Receiver of Taxes
40 Nassau Avenue
Islip, N.Y. 11751
(631) 224-5580

Riverhead Town Receiver of Taxes
200 Howell Avenue
Riverhead, N.Y. 11901
(631) 727-3200

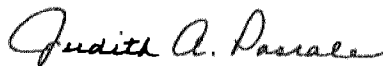
Shelter Island Town Receiver of Taxes
Shelter Island Town Hall
Shelter Island, N.Y. 11964
(631) 749-3338

Smithtown Town Receiver of Taxes
99 West Main Street
Smithtown, N.Y. 11787
(631) 360-7610

Southampton Town Receiver of Taxes
116 Hampton Road
Southampton, N.Y. 11968
(631) 283-6514

Southold Town Receiver of Taxes
53095 Main Street
Southold, N.Y. 11971
(631) 765-1803

Sincerely,



Judith A. Pascale
Suffolk County Clerk

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 17 day of June, 2008

BETWEEN Virginia Zimmer, as Trustee of the Todd Buchanan Memorial Trust, located at 6 West Lane, Bay Shore, NY 11706

party of the first part, and PJH Realty Corp., located at 48-11 37th Street, Long Island City, NY 11101

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN (\$10.00) dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

- See attached Schedule A -

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Virginia Zimmer
Virginia Zimmer, as trustee

State of New York, County of Suffolk

ss: State of New York, County of

ss:

On the 17 day of June in the year 2001
before me, the undersigned, personally appeared

VIRGINIA ZAMER
personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

On the day of in the year
before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

MARK EISENBERG
Notary Public, State of New York
No. 01E16050814
Qualified in Nassau County
Commission Expires Nov. 13, 2010

(signature and office of individual taking acknowledgment)

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of
ss:

On the day of in the year before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(insert the City or other political subdivision)

in (and insert the State or Country or other place the acknowledgment was taken)

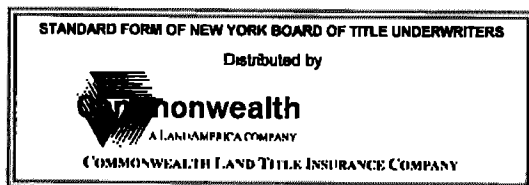
(signature and office of individual taking acknowledged)

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

Title No. 95477

SECTION 013.00
BLOCK 02.00
LOT 007.014
COUNTY OR
TOWN
STREET ADDRESS

Recorded at Request of
COMMONWEALTH LAND TITLE INSURANCE COMPANY



RETURN BY MAIL TO:

Patrick A O'Brien Esq
350 Fifth Ave Ste 4510
NY NY 10118

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

THE JUDICIAL TITLE INSURANCE AGENCY LLC

Title Number: 95477FA-S

SCHEDULE A

Amended 06/16/2008

TAX LOT 7.14

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Orient, Town of Southold, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Main (State) Road at the most southeasterly corner of the subject premises herein described where the same is intersected by the westerly side of land now or formerly of H. Demarest, Jr.;

RUNNING THENCE from said point of beginning along the northerly side of Main Road, westerly along the arc of a curve bearing to the left, having a radius of 1,670.28 ft., a distance of 155.95 feet to a 25 Foot Wide Right of Way;

THENCE along said 25 Foot Wide Right of Way the following (3) three courses and distances:

North 9 degrees 00 minutes 00 seconds west, 234.86 feet;

South 81 degrees 00 minutes 00 seconds west, 166.23 feet;

North 15 degrees 06 minutes 40 seconds west, 101.57 feet;

THENCE north 81 degrees 32 minutes 28 seconds east, 528.42 feet;

THENCE south 15 degrees 34 minutes 50 seconds east, 171.71 feet;

THENCE south 77 degrees 34 minutes 40 seconds west, 164.00 feet;

THENCE south 36 degrees 05 minutes 20 seconds west, 77.13 feet;

THENCE south 09 degrees 02 minutes 10 seconds east, 127.00 feet to the northerly side of Main Road and to the point or place of BEGINNING.

**FOR
CONVEYANCING
ONLY**

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party in the first part, or, in and to the land lying in the street in front of and adjoining said premises.

THE JUDICIAL TITLE INSURANCE AGENCY LLC

Title Number: 95477FA-S

SCHEDULE A (continued)

Amended 06/16/2008

TOGETHER with and subject to: Right of Way in Liber 274 cp. 149; Right of Way in Liber 5346 cp. 124; Right of Way in Liber 5362 cp. 82; LILCO Easement in Liber 5374 cp. 355.

TAX LOT 7.13

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Orient, Town of Southold, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Main Road at the most southwesterly corner of the subject premises herein described and the westerly side of a 25 Foot Wide Right of Way, said point intersecting the northerly side of Main Road;

RUNNING THENCE running along said 25 Foot Wide Right of Way the following (9) nine courses and distances:

North 09 degrees 00 minutes 00 seconds west, 206.19 feet;

South 81 degrees 00 minutes 00 seconds west, 163.70 feet;

North 15 degrees 06 minutes 40 seconds west, 578.83 feet;

North 10 degrees 21 minutes 10 seconds west, 836.16 feet;

North 73 degrees 01 minutes 10 seconds east, 50.95 feet;

North 77 degrees 27 minutes 20 seconds east, 280.00 feet;

South 08 degrees 32 minutes 40 seconds east, 25.06 feet;

South 77 degrees 27 minutes 20 seconds west, 304.87 feet;

South 10 degrees 21 minutes 10 seconds east, 85.06 feet;

FOR
CONVEYANCING
ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party in the first part, or, in and to the land lying in the street in front of and adjoining said premises.



**SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE**

Type of Instrument: DEED

Number of Pages: 5

Receipt Number : 08-0067517

TRANSFER TAX NUMBER: 07-32002

**Recorded: 07/15/2008
At: 12:00:54 PM**

**LIBER: D00012558
PAGE: 019**

District:	Section:	Block:	Lot:
1000	013.00	02.00	007.013

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: \$68,308.00

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	\$15.00	NO	Handling	\$5.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
EA-CTY	\$5.00	NO	EA-STATE	\$165.00	NO
TP-584	\$5.00	NO	Notation	\$0.00	NO
Cert.Copies	\$0.00	NO	RPT	\$30.00	NO
Transfer tax	\$0.00	NO	Comm.Pres	\$0.00	NO
			Fees Paid	\$245.00	

TRANSFER TAX NUMBER: 07-32002

**THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL**

**JUDITH A. PASCALE
County Clerk, Suffolk County**

1 2

Number of pages 5

This document will be public record. Please remove all Social Security Numbers prior to recording.

RECORDED
2008 Jul 15 12:00:54 PM
JUDITH A. PASCALE
CLERK OF
SUFFOLK COUNTY
L D00012558
P 019
DT# 07-32002

Deed / Mortgage Instrument

Deed / Mortgage Tax Stamp

Recording / Filing Stamps

3

311 FEES

Page / Filing Fee

Handling 5.00

TP-584

Notation

EA-52 17 (County)

Sub Total

EA-5217 (State)

R.P.T.S.A. 30

Comm. of Ed. 5.00

Affidavit

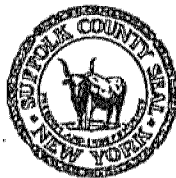
Certified Copy

NYS Surcharge 15.00

Other

Sub Total

Grand Total 245.



Mortgage Amt.

1. Basic Tax

2. Additional Tax

Sub Total

Spec./Assit.

or

Spec. /Add.

TOT. MTG. TAX

Dual Town Dual County

Held for Appointment

Transfer Tax

Mansion Tax

The property covered by this mortgage is or will be improved by a one or two family dwelling only.

YES or NO

If NO, see appropriate tax clause on page # of this instrument.

4 Dist.

Section 013.00

Block 02.00

Lot 007.013

Real Property
Tax Service
Agency
Verification

08016675

1000 01300 0200 007013



6 Satisfactions/C

RECORD & RETURN TO:

PATRICK OBRIEN ESQ
350 Fifth Ave Ste 4510
NY NY 10118

5 Community Preservation Fund

Consideration Amount \$ 68,308.

CPF Tax Due \$ 10

Improved

Vacant Land X

TD 1000

TD

TD

Mail to: Judith A. Pascale, Suffolk County Clerk
310 Center Drive, Riverhead, NY 11901
www.suffolkcountyny.gov/clerk

7

Title Company Information

Co. Name

Title #

Judicial

95477

8 Suffolk County Recording & Endorsement Page

This page forms part of the attached DEED made by:

(SPECIFY TYPE OF INSTRUMENT)

Memorial Trust
The premises herein is situated in
SUFFOLK COUNTY, NEW YORK.

In the TOWN of

In the VILLAGE

or HAMLET of

Southold

TO

RTA Realty Corp
48-137th St Long Island City NY 11101

BOXES 6 THRU 8 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

(over)

If the document you've just recorded is your **SATISFACTION OF MORTGAGE**, please be aware of the following:

If a portion of your monthly mortgage payment included your property taxes, ***you will now need to contact your local Town Tax Receiver so that you may be billed directly for all future property tax statements.**

Local property taxes are payable twice a year: on or before January 10th and on or before May 31st. Failure to make payments in a timely fashion could result in a penalty.

Please contact your local Town Tax Receiver with any questions regarding property tax payment.

Babylon Town Receiver of Taxes
200 East Sunrise Highway
North Lindenhurst, N.Y. 11757
(631) 957-3004

Riverhead Town Receiver of Taxes
200 Howell Avenue
Riverhead, N.Y. 11901
(631) 727-3200

Brookhaven Town Receiver of Taxes
One Independence Hill
Farmingville, N.Y. 11738
(631) 451-9009

Shelter Island Town Receiver of Taxes
Shelter Island Town Hall
Shelter Island, N.Y. 11964
(631) 749-3338

East Hampton Town Receiver of Taxes
300 Pantigo Place
East Hampton, N.Y. 11937
(631) 324-2770

Smithtown Town Receiver of Taxes
99 West Main Street
Smithtown, N.Y. 11787
(631) 360-7610

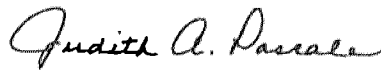
Huntington Town Receiver of Taxes
100 Main Street
Huntington, N.Y. 11743
(631) 351-3217

Southampton Town Receiver of Taxes
116 Hampton Road
Southampton, N.Y. 11968
(631) 283-6514

Islip Town Receiver of Taxes
40 Nassau Avenue
Islip, N.Y. 11751
(631) 224-5580

Southold Town Receiver of Taxes
53095 Main Street
Southold, N.Y. 11971
(631) 765-1803

Sincerely,



Judith A. Pascale
Suffolk County Clerk

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 17 day of June, 2008

BETWEEN Virginia Zimmer, as Trustee of the Todd Buchanan Memorial Trust, located at 6 West Lane, Bay Shore, NY 11706

party of the first part, and PJH Realty Corp., located at 48-11 37th Street, Long Island City, NY 11101

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN (\$10.00) dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

- See attached Schedule A -

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Virginia Zimmer
Virginia Zimmer, as trustee

State of New York, County of Suffolk

ss: State of New York, County of

ss:

On the 17 day of June in the year 2007
before me, the undersigned, personally appeared

Virginia Zimmer

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

On the day of in the year
before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

(signature and office of individual taking acknowledgment)

MARK EISENBERG
Notary Public, State of New York
No. 01E16050814
Qualified in Nassau County
Commission Expires Nov. 13, 2010

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of
ss:

On the day of in the year before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(insert the City or other political subdivision) in (and Insert the State or Country or other place the acknowledgment was taken)

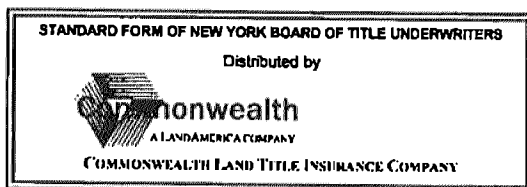
(signature and office of individual taking acknowledged)

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. 95477

SECTION 013.00
BLOCK 02.00
LOT 007.013
COUNTY OR
TOWN
STREET ADDRESS

Recorded at Request of
COMMONWEALTH LAND TITLE INSURANCE COMPANY



RETURN BY MAIL TO:
PATRICK O'BRIEN ESQ
350 Fifth Ave Ste 410
NY NY 10018

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

THE JUDICIAL TITLE INSURANCE AGENCY LLC

Title Number: 95477FA-S

SCHEDULE A (continued)

Amended 06/16/2008

~~TOGETHER with and subject to: Right of Way in Liber 274 cp. 149; Right of Way in Liber 5346 cp. 124; Right of Way in Liber 5362 cp. 82; NLCO Easement in Liber 5374 cp. 355.~~

TAX LOT 7.13

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Orient, Town of Southold, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Main Road at the most southwesterly corner of the subject premises herein described and the westerly side of a 25 Foot Wide Right of Way, said point intersecting the northerly side of Main Road;

RUNNING THENCE running along said 25 Foot Wide Right of Way the following (9) nine courses and distances:

North 09 degrees 00 minutes 00 seconds west, 206.19 feet;

South 81 degrees 00 minutes 00 seconds west, 163.70 feet;

North 15 degrees 06 minutes 40 seconds west, 578.83 feet;

North 10 degrees 21 minutes 10 seconds west, 836.16 feet;

North 73 degrees 01 minutes 10 seconds east, 50.95 feet;

North 77 degrees 27 minutes 20 seconds east, 280.00 feet;

South 08 degrees 32 minutes 40 seconds east, 25.06 feet;

South 77 degrees 27 minutes 20 seconds west, 304.87 feet;

South 10 degrees 21 minutes 10 seconds east, 85.06 feet;

**FOR
CONVEYANCING
ONLY**

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party in the first part, or, in and to the land lying in the street in front of and adjoining said premises.

THE JUDICIAL TITLE INSURANCE AGENCY LLC

Title Number: 95477FA-S

SCHEDULE A (continued)

Amended 06/16/2008

THENCE north 77 degrees 27 minutes 20 seconds east, 454.79 feet;

THENCE south 15 degrees 34 minutes 50 seconds east, 173.88 feet;

THENCE south 77 degrees 27 minutes 20 seconds west, 470.61 feet to the easterly side of said 25 Foot Wide Right of Way;

THENCE along said 25 Foot Wide Right of Way the following (4) four courses and distances:

South 10 degrees 21 minutes 10 seconds east, 556.18 feet;

South 15 degrees 06 minutes 40 seconds east, 553.33 feet;

North 81 degrees 00 minutes 00 seconds east, 166.23 feet;

South 09 degrees 00 minutes 00 seconds east, 234.86 feet to the northerly side of Main Road;

THENCE westerly along the northerly side of Main Road on a curve to the left with a radius of 1670.28 feet and an arc length of 25.27 feet to the point or place of BEGINNING.

TOGETHER with and subject to: Right of Way in Liber 274 cp. 149; Right of Way in Liber 5346 cp. 124; Right of Way in Liber 5362 cp. 82; LILCO Easement in Liber 5374 cp. 355.

TAX LOT 7.12

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Orient, Town of Southold, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Main Road at the most southeasterly corner of the subject premises herein described where the same is intersected by the

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party in the first part, or, in and to the land lying in the street in front of and adjoining said premises.

FOR
CONVEYANCING
ONLY

Town of Southold

LWRP CONSISTENCY ASSESSMENT FORM

A. INSTRUCTIONS

1. All applicants for permits* including Town of Southold agencies, shall complete this CCAF for proposed actions that are subject to the Town of Southold Waterfront Consistency Review Law. This assessment is intended to supplement other information used by a Town of Southold agency in making a determination of consistency. **Except minor exempt actions including Building Permits and other ministerial permits not located within the Coastal Erosion Hazard Area.*
2. Before answering the questions in Section C, the preparer of this form should review the exempt minor action list, policies and explanations of each policy contained in the Town of Southold Local Waterfront Revitalization Program. A proposed action will be evaluated as to its significant beneficial and adverse effects upon the coastal area (which includes all of Southold Town).
3. If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the LWRP policy standards and conditions contained in the consistency review law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent to the maximum extent practicable with the LWRP policy standards and conditions. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

A copy of the LWRP is available in the following places: online at the Town of Southold's website (southoldtown.northfork.net), the Board of Trustees Office, the Planning Department, all local libraries and the Town Clerk's office.

B. DESCRIPTION OF SITE AND PROPOSED ACTION

SCTM# 013 - 02 - 007.12, 007.13 & 007.14

The Application has been submitted to (check appropriate response):

Town Board ☐ Planning Dept. ☒ Building Dept. ☐ Board of Trustees ☐

1. Category of Town of Southold agency action (check appropriate response):

- (a) Action undertaken directly by Town agency (e.g. capital construction, planning activity, agency regulation, land transaction) ☐
- (b) Financial assistance (e.g. grant, loan, subsidy) ☐
- (c) Permit, approval, license, certification: ☒

Nature and extent of action:

The overall parcel consists of SCTM #: 1000-013-02-007.13 containing 3.05 acres, SCTM #: 1000-013-02-007.12 containing 12.0 acres (Development Rights owned by Suffolk County) and SCTM #: 1000-013-02-007.14 containing 2.5 acres. The proposed action would maintain SCTM #: 1000-0130-02-007.13 as a residential parcel (Parcel 2), and combine SCTM #: 1000-013-02-007.12 & 007.14 into a single parcel (Parcel 1) containing 14.5 acres which would allow for the conversion of an existing barn into a single-family dwelling.

Location of action: 29525 Main Road (Route 25); Orient, New York

Site acreage: 17.5 acres ±

Present land use: Agricultural

Present zoning classification: R – 80

2. If an application for the proposed action has been filed with the Town of Southold agency, the following information shall be provided:

(a) Name of applicant: Bruce A. Anderson – SUFFOLK ENVIRONMENTAL CONSULTING, INC.

(b) Mailing address: P.O. Box 2003; Bridgehampton, New York 11932

(c) Telephone number: Area Code (631) 537 - 5160

(d) Application number, if any: N/A

Will the action be directly undertaken, require funding, or approval by a state or federal agency?

Yes ☐ No ☒ If yes, which state or federal agency? _____

DEVELOPED COAST POLICY

Policy 1. Foster a pattern of development in the Town of Southold that enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a coastal location, and minimizes adverse effects of development. See LWRP Section III – Policies; Page 2 for evaluation criteria.

☒ Yes ☐ No ☐ Not Applicable

Community character will be maintained/enhanced in that the proposed Subdivision will result in both two (2) residential uses and open space, which is reflective of the surrounding neighborhood (i.e., a mix of farm fields interspersed with residential properties). Open space has been maintained by the purchase of Development Rights by Suffolk County of 12 acres within the overall subdivision (68.4 % of the overall land area), which further minimizes adverse effects of any potential development. Consequently, this proposal conforms to this Policy.

Attach additional sheets if necessary

Policy 2. Protect and preserve historic and archaeological resources of the Town of Southold. See LWRP Section III – Policies Pages 3 through 6 for evaluation criteria

☐ Yes ☐ No ☒ Not Applicable

This proposal is not applicable to this Policy.

Attach additional sheets if necessary

Policy 3. Enhance visual quality and protect scenic resources throughout the Town of Southold. See LWRP Section III – Policies Pages 5 through 7 for evaluation criteria

☒ Yes ☐ No ☐ Not Applicable

The proposed Subdivision will maintain and enhance visual quality and protect scenic resources in that the majority of the overall subdivision has been preserved via the purchase of Development Rights by Suffolk County. Consequently, this proposal conforms to this Policy.

Attach additional sheets if necessary

NATURAL COAST POLICIES

Policy 4. Minimize loss of life, structures, and natural resources from flooding and erosion. See LWRP Section III – Policies Pages 8 through 16 for evaluation criteria

☐ Yes ☐ No ☒ Not Applicable

This proposal is not applicable to this Policy.

Attach additional sheets if necessary

Policy 5. Protect and improve water quality and supply in the Town of Southold. See LWRP Section III - Policies Pages 16 through 21 for evaluation criteria

☒ Yes ☐ No ☐ Not Applicable

This proposal is not applicable to this Policy.

Attach additional sheets if necessary

Policy 6. Protect and restore the quality and function of the Town of Southold ecosystems including Significant Coastal Fish and Wildlife Habitats and wetlands. See LWRP Section III – Policies; Pages 22 through 32 for evaluation criteria

☐ Yes ☐ No ☒ Not Applicable

This proposal is not applicable to this Policy.

Attach additional sheets if necessary

Policy 7. Protect and improve air quality in the Town of Southold. See LWRP Section III - Policies Pages 32 through 34 for evaluation criteria

☐ Yes ☐ No ☒ Not Applicable

This proposal is not applicable to this Policy.

Attach additional sheets if necessary

Policy 8. Minimize environmental degradation in Town of Southold from solid waste and hazardous substances and wastes. See LWRP Section III – Policies; Pages 34 through 38 for evaluation criteria.

☐ Yes ☐ No ☒ Not Applicable

This proposal is not applicable to this Policy.

Attach additional sheets if necessary

PUBLIC COAST POLICIES

Policy 9. Provide for public access to, and recreational use of, coastal waters, public lands, and public resources of the Town of Southold. See LWRP Section III – Policies; Pages 38 through 46 for evaluation criteria

☐ Yes ☐ No ☒ Not Applicable

This proposal is not applicable to this Policy.

Attach additional sheets if necessary

WORKING COAST POLICIES

Policy 10. Protect Southold's water-dependent uses and promote siting of new water-dependence uses in suitable locations. See LWRP Section III – Policies; Pages 47 through 56 for evaluation criteria

☐ Yes ☐ No ☒ Not Applicable

This proposal is not applicable to this Policy.

Attach additional sheets if necessary

Policy 11. Promote sustainable use of living marine resources in Long Island Sound, the Peconic Estuary and Town Waters. See LWRP Section III – Policies; Pages 57 through 62 for evaluation criteria

☐ Yes ☐ No ☒ Not Applicable

This proposal is not applicable to this Policy.

Attach additional sheets if necessary

Policy 12. Protect agricultural lands in the Town of Southold. See LWRP Section III – Policies; Pages 62 through 65 for evaluation criteria.

☒ Yes ☐ No ☐ Not Applicable

The majority of the proposed Subdivision acreage (12 acres @ 68.4% ±) has been preserved by the purchase of the Development Rights by Suffolk County. Consequently, this proposal conforms with this Policy.

Attach additional sheets if necessary

Policy 13. Promote appropriate use and development of energy and mineral resources. See LWRP Section III – Policies; Pages 65 through 68 for evaluation criteria.

☐ Yes ☐ No ☒ Not Applicable

This proposal is not applicable to this Policy.

Attach additional sheets if necessary

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project:

☐ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration** will be prepared.
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration** will be prepared.*
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration** will be prepared.

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Name of Action

OCT - 5 2011

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

PART 1--PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.
 It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Subdivision of JAMESON FARMS		
Location of Action (include Street Address, Municipality and County) 29525 Main Road (Route 25); Orient; Town of Southold, New York		
Name of Applicant/Sponsor BRUCE A. ANDERSON - Suffolk Environmental Consulting, Inc.	Business Telephone 631 537 - 5160	
Address P.O. Box 2003		
City/PO Bridgehampton	State New York	Zip Code 11932
Name of Owner if different JOHN BOYLE	Business Telephone 917 991 - 5687	
Address 48-11 37th Street		
City/PO Long Island City	State New York	Zip Code 11101
Description of Action Applicant proposes to subdivide overall property to create Parcel 1 (14.5 acres -- to include 12 acres that have been preserved by Suffolk County via the purchase of Development Rights) and Parcel 2 (3.05 acres).		

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas:

- 1 Present land use: ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential(suburban) ☐ Rural(non-farm)
☐ Forest ☒ Agriculture ☐ Other

- 2 Total acreage of project area: **17.5** acres

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>0.0</u> acres	<u>0.0</u> acres
Forested	<u>0.0</u> acres	<u>0.0</u> acres
Agricultural (includes orchards, cropland, pasture, etc.)	17.005 acres	17.005 acres
Wetland(Freshwater or tidal as per Articles 24-25 of ECL)	<u>0.0</u> acres	<u>0.0</u> acres
Water Surface Area	<u>0.0</u> acres	<u>0.0</u> acres
Unvegetated (Rock, earth or fill)	<u>0.0</u> acres	<u>0.0</u> acres
Roads, buildings and other paved surfaces	0.54 acres	0.54 acres
Other (Indicate type):	<u>0.0</u> acres	<u>0.0</u> acres

- 3 What is predominant soil type(s) on project site?

Haven Loam

- a. Soil drainage: ☒ Well drained, **100** % of site ☐ Moderately well drained _____ % of site
☐ Poorly drained, _____ % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? **17.2** acres (See 1 NYCRR 370.)

- 4 Are there bedrock outcroppings on project site? ☐ Yes ☒ No
a. What is depth to bedrock? _____ (in feet)
- 5 Approximate percentage of proposed project site with slopes: ☒ 0-10% 100 ± % ☐ 10-15% _____ %
☐ 15% or greater _____ %
- 6 Is project substantially contiguous to, or contain a building, site or district, listed on the State or the National Registers of Historic Places? ☐ Yes ☒ No
- 7 Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No
- 8 What is the depth of the water table? 7.4 ± (in feet)
- 9 Is site located over a primary principal, or sole source aquifer? ☒ Yes ☐ No
- 10 Do hunting fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No
- 11 Does project site contain any species of plant or animal life that is identified as threatened or endangered?
☐ Yes ☒ No According to Suffolk Environmental Consulting, Inc.
Identify each species N/A
- 12 Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
☐ Yes ☒ No Describe N/A
- 13 Is the project site presently used by the community or neighborhood as an open space or recreation area?
☐ Yes ☒ No If yes, explain _____
- 14 Does the present site include scenic views known to be important to the community?
☐ Yes ☒ No
- 15 Streams within or contiguous to project area N/A
a Name of Stream and name of River to which it is tributary N/A
- 16 Lakes, ponds, wetland areas within or contiguous to project area
a. Name N/A b. Size (in acres): N/A
- 17 Is the site served by existing public utilities? ☒ Yes ☐ No
a) If Yes, does sufficient capacity exist to allow connection? ☒ Yes ☐ No
b) If Yes, will improvements be necessary to allow connection? ☒ Yes ☐ No
- 18 Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
- 19 Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL and 6 NYCRR 617? ☐ Yes ☒ No
- 20 Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

B. Project Description

- 1 Physical dimensions and scale of project (fill in dimensions as appropriate):
- Total contiguous acreage owned or controlled by project sponsor 17.545 acres
 - Project acreage to be developed: N/A acres initially; N/A acres ultimately
 - Project acreage to remain undeveloped 12 acres.
 - Length of project, in miles: N/A (if appropriate).
 - If the project is an expansion, indicate percent of expansion proposed N/A %
 - Number of off-street parking spaces existing N/A; proposed N/A
 - Maximum vehicular trips generated per hour N/A (upon completion of project).

h. If residential, Number and type of housing units:

N/A

One Family

Two Family

Multiple Family

Condominium

Initially

Ultimately

i. Dimensions (in feet) of largest proposed structure _____ height: _____ width: _____ length

j. Linear feet of frontage along a public thoroughfare project will occupy is? _____ ft

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0.0 tons/cubic yards

3. Will disturbed areas be reclaimed? ☐ Yes ☐ No ☒ N/A

a. If yes, for what intended purpose is the site being reclaimed? _____

b. Will topsoil be stockpiled for reclamation? ☐ Yes ☐ No

c. Will upper subsoil be stockpiled for reclamation? ☐ Yes ☐ No

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0.0 acres

5. Will any mature forest (over 100 years old) or other locally important vegetation be removed by this project?

☐ Yes ☒ No

6. If single phase project: Anticipated period of construction N/A months (including demolition)

7. If multi-phased: N/A

a. Total number of phases anticipated _____ (number)

b. Anticipated date of commencement phase 1 _____ month _____ year (including demolition)

c. Approximate completion date of final phase _____ month _____ year

d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No

8. Will blasting occur during construction? ☐ Yes ☒ No

9. Number of jobs generated during construction? N/A; after project is complete? N/A

10. Number of jobs eliminated by this project? N/A

11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No If yes explain _____

12. Is surface liquid waste disposal involved? ☐ Yes ☒ No

a. If yes, indicate type of waste (sewage, industrial, etc.) and amount

b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No Type _____

14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No

Explain _____

15. Is project, or any portion of project, located in a 100 year flood plain? ☐ Yes ☒ No

16. Will the project generate solid waste? ☐ Yes ☒ No

a. If yes, what is the amount per month? _____ tons

b. If yes, will an existing solid waste facility be used? ☐ Yes ☐ No

c. If yes, give name _____ location

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☐ No

e. If Yes, explain _____

17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No

a. If yes, what is the anticipated rate of disposal? _____ tons/month

b. If yes, what is the anticipated site life? _____ years

18. Will project use herbicides or pesticides? ☐ Yes ☒ No

19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No

20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No

21. Will project result in an increase in energy use? ☐ Yes ☒ No

If yes, indicate type(s) _____

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute

23. Total anticipated water usage per day 300 ± gallons/day

24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No

If yes, explain _____

25. Approvals Required:

	Type	Submittal Date
City, Town, Village Board	☐ Yes ☒ No	
City, Town, Village Planning Board	☒ Yes ☐ No	<u>Subdivision Approval</u>
City, Town Zoning Board	☐ Yes ☒ No	
City, County Health Department	☒ Yes ☐ No	<u>Subdivision Approval</u>
Other Local Agencies	☐ Yes ☒ No	
Other Regional Agencies	☐ Yes ☒ No	
State Agencies	☐ Yes ☒ No	
Federal Agencies	☐ Yes ☒ No	

C. ZONING and PLANNING INFORMATION

1. Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No

If Yes, indicate decision required:

☐ zoning amendment ☐ zoning variance ☐ special use permit ☒ subdivision ☒ site plan
☐ new/revision of master plan ☐ resource management plan ☐ other

2. What is the zoning classification(s) of the site? R - 80

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

Residential Use (1) and Agricultural Use (1)

4. What is the proposed zoning of the site? R - 80

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

N/A

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No

7. What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?

Residential (R-40, R-80 & R-200) and agricultural uses.

8. Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? ☒ Yes ☐ No

9. If the proposed action is the subdivision of land, how many lots are proposed?

Two

a. What is the minimum lot size proposed? 3.046 acres

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? ☐ Yes ☒ No

a. If yes, is existing capacity sufficient to handle projected demand? ☐ Yes ☐ No

12. Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No

a. If yes, is the existing road network adequate to handle the additional traffic? ☐ Yes ☐ No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are, or may be, any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name

BRUCE A. ANDERSON

Date SEPT. 28, 2011

Signature

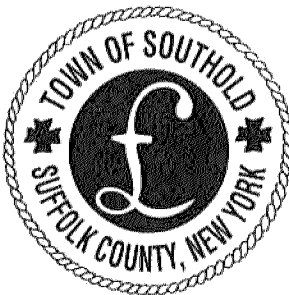
Title AGENT

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

PLANNING BOARD MEMBERS

MARTIN H. SIDOR
Chair

WILLIAM J. CREMERS
KENNETH L. EDWARDS
JAMES H. RICH III
DONALD J. WILCENSKI



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OFFICE LOCATION:

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(cor. Main Rd. & Youngs Ave.)
Southold, NY

Telephone: 631 765-1938

Fax: 631 765-3136

**PLANNING BOARD OFFICE
TOWN OF SOUTHOLD**

MEMORANDUM

To: Accounting

From: Planning Department

Date: October 5, 2011

Re: Checks

Please deposit the attached check into **deferred Account B691**. Fee is for a Sketch Plan application not yet accepted by the Planning Board.

Thank you.

Project Name & Type	Tax Map #	Amount	Check Date & Number
Jameson Farms Subdivision	13-2-7.12 etal	\$1,750.00	10/4/11 - #12882

LR
Att.