

Chapter 240. Subdivision of Land

Article III. General Requirements; Classification

§ 240-4. General requirements.

Any subdivision within the Town of Southold must:

- A. Demonstrate conformance with the various parts of the Comprehensive Plan, adopted addendum, plans and studies, the Town Code and the Official Map.
- B. Achieve a desirable relationship to the general land form, its aesthetic character, topographic and geologic character, to natural drainage, to the recharge of the groundwater reservoir and to floodplain and ecological concerns, including provisions for the treatment and containment of surface water runoff.
- C. Demonstrate such character that it can be used safely for building purposes without danger to health or peril from fire or flood or other menace.
- D. Demonstrate such character that it is not a menace to neighboring properties or the public health, safety and welfare.
- E. Provide desirable standards of design for pedestrian and vehicular traffic, surface water runoff, utility services and building sites for the land use contemplated. All proposed lots shall be so laid out and of such size as to be in harmony with the development pattern of the neighboring properties.
- F. Include flexible design to promote the planning objectives of the Comprehensive Plan, to realize development and maintenance economies and to provide for a variety of housing types.
- G. Provide for facilities associated with the contemplated use, including, but not limited to, parks, recreation areas, school sites, firehouses, fire wells and off-street parking.
- H. Preserve and protect such natural resources and assets as lakes, ponds, streams, tidal waters, wetlands, beaches, dune lands, steep slopes, bluffs, prime agricultural soils, flora, fauna, general scenic beauty, archeological and historic features of the Town.
- I. Provide streets of sufficient width, grade and location to accommodate the prospective traffic, to afford adequate light and air, to facilitate fire protection and to provide access of fire-fighting equipment to buildings, and to promote a pedestrian based transit system.
- J. Protect and preserve the ecologic function and health of creeks, the Peconic Bay Estuary, the Long Island Sound and all tributaries to them including all tidal and freshwater wetlands.

§ 240-5. Subdivision classifications.

- A. Applicants may submit the following types of applications for consideration by the Planning Board:
 - (1) Standard subdivision.

(2) Conservation subdivision.

- B. Each subdivision shall conform to the applicable provisions of Article 16 of the Town Law and this chapter.
- C. Applicants are encouraged to request a presubmission conference to review the requirements and proposed application.