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

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PLANNING BOARD OFFICE
TOWN OF SOUTHOLD

PUBLIC MEETING AGENDA

FEBRUARY 22, 2016
6:00 p.m.

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set **Monday, March 7, 2016 at 4:30 p.m.** at the Southold Town Hall, Main Road, Southold, as the time and place for the next regular Planning Board Meeting.

SUBDIVISIONS - STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

SEQRA Type Classifications:

The Estates at Royalton - This proposal is for a Standard Subdivision of a 36.9 acre parcel into 12 lots where Lots 1-11 equal 0.7 acres, and Lot 12 equals 12 acres, located in the A-C Zoning District. This subdivision includes 15.2 acres of open space and 1.7 acres for a proposed road. The property is located at 55 Cox Neck Road, approximately 490 feet north of Sound Avenue, Mattituck. SCTM#1000-113-7-19.23

SITE PLANS

Approval Extensions:

G.W. Meade Farm - This approved Site Plan is for the construction of a 5,200 sq. ft. horse barn connecting to a 14,400 sq. ft. indoor arena for the keeping/breeding/raising and training of horses and a riding academy with 10 parking spaces. Also on the property are a 1,140 sq. ft. single-family dwelling, a 1,965 sq. ft. frame barn and a 700 sq. ft. frame building on 10.004 acres in the A-C Zoning District. The property is located at 1375 Ackerly Pond Lane, 1,100'± West of Lower Road & Ackerly Pond Lane, Southold. SCTM#1000-69-5-7.1

PUBLIC HEARINGS

6:01 p.m. - Ridgway Standard Subdivision - This proposal is to subdivide a 9.6 acre parcel into 3 clustered lots where Lot 1 equals 4.3 acres inclusive of 3.8 acres of open space and 1.4 acres of unbuildable land, Lot 2 equals 1.6 acres and Lot 3 equals 3.7 acres inclusive of 2.0 acres of Open Space and 0.8 acres of unbuildable land. The parcel is located in the R-80 Zoning District. The property is located at 1588 Fox Avenue, on the west side of Fox Avenue and adjacent to Hay Harbor, on Fishers Island. SCTM#1000-6-1-3

HEARINGS HELD OVER FROM PREVIOUS MEETING

Biggane & Yenicay - This proposed Lot Line Change will transfer 1.2 acres from SCTM#1000-95-1-11.2 to SCTM#1000-83-1-33 & 34. Lot 11.2 will decrease from 19.7 acres to 18.5 acres. Lot 33 will increase from 1.9 acres to 2.5 acres, and Lot 34 will increase from 2.1 acres to 2.6 acres located in the R-80 & A-C Zoning Districts. This project includes the proposed sale of Development Rights to the Town of Southold upon 18.57 acres located on SCTM#1000-95-1-11.2. The property is located at 8865, 8869 and 8871 Oregon Road, on the north side of Oregon Road, approximately 525' west of Duck Pond Road, in Cutchogue.

The Heritage at Cutchogue - This proposed Residential Site Plan is for the development of 124 detached and attached dwellings classified in three types: 48 "Type A" units (1,999 +/- sq. ft. livable area), 72 "Type B" units (1,599 +/- sq. ft. livable area) and 4 "Type "C" units (1,999 +/- sq. ft. livable area). In addition, there are proposed the following: a 6,188 sq. ft. community center with a ±1,125 sq. ft. outdoor swimming pool, one tennis court, 284 parking spaces of which 256 are associated with the individual dwelling units and 28 are associated with the community center, and various other associated site improvements, on a vacant 46.17-acre parcel in the Hamlet Density (HD) Zoning District located at 75 Schoolhouse Road, on the n/w corner of Griffing Street and Schoolhouse Road, approximately 1,079 feet n/o the Main Road, in Cutchogue. SCTM#1000-102-1-33.3

APPROVAL OF PLANNING BOARD MINUTES

Board to approve the minutes of: **January 11 and 25, 2016**.