

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



MAILING ADDRESS:
P.O. Box 1179
Southold, NY 11971
Telephone: 631 765-1938
www.southoldtownny.gov

PLANNING BOARD OFFICE
TOWN OF SOUTHOLD

PUBLIC MEETING
AGENDA

March 7, 2016
4:30 p.m.

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **April 4, 2016 at 6:00 p.m.** at the Southold Town Hall, Main Road, Southold, as the time and place for the next regular Planning Board Meeting.

SUBDIVISIONS

Conditional Preliminary Plat Determinations:

Martz, Theodore C. Jr. - This proposal is for a Standard Subdivision of a 1.62 acre parcel into two lots where Lot 1 equals 0.71 acres and Lot 2 equals 0.92 acres, located in the R-40 Zoning District. The Zoning Board of Appeals granted an Area Variance to allow for Lot 1 to be less than 40,000 sq. ft. The property is located at 555 Broadwaters Road, approximately 80 feet west of Wunneweta Road, Cutchogue. SCTM#1000-104-12-6.1

Final Plat Determinations:

Cutchogue Business Center - This proposal is a Standard Subdivision of a 6.10 acre parcel into five lots where Lot 1 equals 1.29 acres, Lot 2 equals 0.92 acres, Lot 3 equals 1.47 acres, Lot 4 equals 0.92 acres, and Lot 5 equals 1.06 acres, located in the LI Zoning District. The property is located at 12820 Oregon Road, on the corner of Cox Lane & Oregon Road, Cutchogue. SCTM#1000-83-3-4-6

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 18.59 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.

SUBDIVISIONS - STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

SEQRA Determinations:

Biggane & Yenicay – SCTM#s1000-83-1-33 & 34 and 95-1-11.2.

BOND DETERMINATIONS

Bond Reduction:

Aries Estates - This proposal is for a Standard Subdivision of an 11.4-acre parcel into two lots, where Lot 1 equals 5.7 acres, including 3.3 acres of open space, and Lot 2 equals 5.7 acres, including 3.2 acres of open space, in the R-80 Zoning District. The property is located approximately 334.1' to the east of Stars Road in East Marion. SCTM#1000-22-3-2

SITE PLANS

Determinations:

A & S Southold Oil Corp. - This Amended Site Plan is for the construction of a 1,568 sq. ft. canopy pursuant to ZBA File 6757 to cover the existing fuel pumps on 0.3 acres in the General Business (B) Zoning District. The property is located at 49670 NYS Route 25, on the corner of NYS Rt. 25 & Main Bayview Road, Southold. SCTM#1000-70-7-4

PUBLIC HEARINGS

4:31 p.m. – Robertson & Johnson - This proposed Lot Line Change will transfer 0.46 acres from SCTM#1000-74-1-2 to SCTM#1000-67-3-10. SCTM#1000-67-3-10 will increase from 0.24 acres to 0.70 acres, and SCTM#1000-74-1-2 will decrease from 0.46 acres to 0 acres in the R-40 Zoning District. This project is located at 55 Dickerson Street & 2730 Henry's Lane, approximately 2,690 feet north of County Route 48, in Peconic.

4:32 p.m. – 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

HEARINGS HELD OVER

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

APPROVAL OF PLANNING BOARD MINUTES

Board to approve the minutes of: **February 22, 2016.**