

PLANNING BOARD MEMBERS

DONALD J. WILCENSKI
Chair

WILLIAM J. CREMERS
PIERCE RAFFERTY
JAMES H. RICH III
MARTIN H. SIDOR



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
www.southoldtownny.gov

PLANNING BOARD OFFICE TOWN OF SOUTHOLD

PUBLIC MEETING AGENDA

August 8, 2016
6:00 p.m.

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **September 12, 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.

SITE PLANS

Set Hearings:

Country Car Wash Additions - This Amended Site Plan Application is for two roof additions at 24' x 32' and 24' x 28' (1,440 total sq. ft.) to an existing 960 sq. ft. car wash facility on 0.918 acres in the General Business Zoning District. The property is located at 6565 NYS Route 25, ±724' s/w/o Bray Avenue & NYS Route 25, Mattituck. SCTM#1000-125-1-19.5

Hudson City Amended - This Amended Site Plan Application is for the proposed use change of an approved two story medical office building to a first floor consisting of a 1,200 sq. ft. restaurant & 3,550 sq. ft. of retail space and the second floor containing three (3) medical offices on 1.9 acres in the B/R-40 Zoning Districts. The property is located at 11600 Route 25, s/e/o Pacific Street & NYS Route 25, Mattituck. SCTM# 1000-122-3-17.1

Threes Brewing East - This Site Plan Application is for the proposed construction of a 100' x 65' (6,500 sq. ft.) steel building for production (brewery with no retail), office and storage with 21 parking stalls on 0.96 acres in the Light Industrial Zoning District, Cutchogue. The property is located at 12820 Oregon Road, the south corner of Cox Lane & Oregon Road, Cutchogue. SCTM#1000-83-3-4.6.

SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT

SEQRA Type Classifications:

Country Car Wash Additions - SCTM#1000-125-1-19.5.

Hudson City Amended - SCTM#1000-122-3-17.1.

Threes Brewing East - SCTM#1000-83-3-4.6.

OTHER

Amend July 11, 2016 Set Hearing Resolution:

Verizon Wireless @ MGH Enterprises - This Amended Wireless Communications Application is for a proposed 20 ft. pole extension to an approved 70 ft. high concealment pole for a Verizon Wireless co-location of an interior mounted antenna between 70' and 90' above ground level, a 10 kw diesel generator with sound enclosure, associated ground equipment and additional landscaping. There are ±3,924 sq. ft. of existing buildings including a restaurant, marina and associated accessory structures, all on 4.7 acres in the Marine II Zoning District. The property is located at 40200 NYS Route 25, ±345' s/w/o Lands End Road & NYS Route 25, Orient. SCTM#1000-15-9-8.1

PUBLIC HEARINGS

6:02 p.m. - Terp Retail - This proposed Site Plan is for the demolition of an existing 2,108 sq. ft. building and the construction of an 81' x 68' (5,537 sq. ft.) building with five (5) retail stores where there exists a ±10,000 sq. ft. retail building on 1.35 acres in the Hamlet Business Zoning District. The property is located at 28145, 28195 & 28205 NYS Route 25, ±130' n/e/o Griffing Street & NYS Route 25, Cutchogue. SCTM#1000-102-5-3, 4 & 9.6

6:03 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

APPROVAL OF PLANNING BOARD MINUTES

Board to approve the minutes of: **July 11, 2016.**