

PLANNING BOARD MEMBERS

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PLANNING BOARD OFFICE
TOWN OF SOUTHOLD

PUBLIC MEETING AGENDA

OCTOBER 3, 2016
6:00 p.m.

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **November 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

Conditional Final Plat Determinations:

Stanton, Phil & Jennifer - This proposal is a Standard Subdivision of a 5.32 acre parcel into three lots where Lot 1 equals 2.45 acres, Lot 2 equals 1.25 acres, and Lot 3 equals 1.63 acres in the R-40 Zoning District. The property is located at 845 Maple Avenue, at the end of Maple Avenue approximately 679 feet south of Route 25, in Southold. SCTM#1000-64-1-29

Final Plat Determinations:

Robertson and 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.

SUBDIVISIONS - STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

SEQRA Determinations:

Robertson and Johnson - SCTM#1000-67-3-10 & 74-1-2

BOND DETERMINATIONS

Accept Bond Estimate:

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

Bond Reduction:

Cutchogue Business Center - This approved project 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 Light Industrial 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

SITE PLANS

Determinations:

Fishers Island Club Additions - This Amended Site Plan is for the proposed addition of 10,471 sq. ft. to expand the existing use areas within the club house and increase the existing 14,270 sq. ft. Fishers Island Country Club to 24,741 sq. ft., including the addition of 28 parking stalls and a new sanitary system on 12.3 acres in the R-120 Zoning District. The property is located ±820' s/w/o of East Main Road & East End Road, Fishers Island. SCTM#1000-4-6-9

McCall Wine Production Facility - This application is for the proposed construction of a multi-level 17,100 sq. ft. wine production and storage facility, including agricultural equipment storage, on a 1.8 acre reserve area (SCTM#1000-109-1-38) attached to ±35.8 acre of farmland (SCTM#1000-116-1-3.4) with Development Rights held by Suffolk County in the AC Zoning District. This facility will not be open to the public. The property is located at 22600 NYS Route 25, ±1,800' s/w/o Alvahs Lane & NYS Route 25, Cutchogue. SCTM#1000-109-1-38

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

Approval Extensions:

New Cingular Wireless/AT&T at 1040B Hortons Lane - This approved Site Plan is for a 95' high wireless telecommunications monopole to include six (6) AT&T panel antennas and four (4) empty 10' sections for possible future co-location (all concealed within the pole), along

with 300 sq. ft. proposed within an existing building for associated ground equipment on 6.9 acres in the Light Industrial Zoning District. The property is located at 1040B Hortons Lane, ±400'n/o Traveler Street & Hortons Lane, Southold. SCTM#1000-63-1-10

Set Hearings:

Purita Winery - This Site Plan is for the proposed construction of a 30' x 90' (2,652 sq. ft.) addition to an existing 71' x 90' (6,422 sq. ft.) wine production building to expand the current uses of wine production and storage (not open to the public) on a 0.76 acre parcel (SCTM#1000-51-3-5) with an existing single family dwelling and nine (9) parking spaces. The subject parcel is proposed to be merged with an adjacent 2.7 acre reserve area (SCTM#1000-51-3-4.11) which is attached to ±18.8 acres of farmland (SCTM#1000-51-3-4.14) with Development Rights held by Suffolk County in the AC Zoning District. The property is located at 5195 Old North Road, ±420' s/w/o County Road 48 & Old North Rd., Southold. SCTM#1000-51-3-5, 4.11, 4.12, 4.13 & 4.14

Surrey Lane Vineyard - This Site Plan is for a 3,610 sq. ft. winery (including a tasting room, retail area, wine production area, case storage and farm stand) with 39 parking stalls (21 landbanked) on a 1.8 acre parcel (SCTM#1000-69-5-18.1) adjacent to ±43.7 acres of farmland (SCTM#1000-69-5-18.6; to be merged) with Development Rights held by Suffolk County in the AC Zoning District. The property is located at 46975 Route 25, ±47' e/o South Harbor Road and NYS Rt. 25, Southold. SCTM#1000-69-5-18.1 & 18.6

Sannino Winery & Tasting Room - This Site Plan is for the proposed construction of a 2,800 sq. ft. winery & forty (40) parking stalls on two adjacent parcels (to be merged pursuant to ZBA File #6882) totaling 8.94 acres in the A-C Zoning District. The property is located at 7495 Alvahs Lane, ±490' s/w/o Alvah's Lane and CR 48, Cutchogue. SCTM#1000-101-1-14.4 & 14.6

SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT

SEQRA Type Classifications:

Purita Winery - SCTM#1000-51-3-5, 4.11, 4.12, 4.13 & 4.14

Surrey Lane Vineyard - SCTM#1000-69-5-18.1 & 18.6

Sannino Winery & Tasting Room - SCTM#1000-101-1-14.4 & 14.6

SEQRA Determinations:

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

PUBLIC HEARINGS

6:01 p.m. - E. Lopez Nursery - This Site Plan is for the proposed outdoor retail and wholesale sale of nursery products with an 8' x 10' (80 sq. ft.) sales office and 10 parking stalls on 1.48 acres in the Limited Business Zoning District. The property is located at 36660 NYS Route 25, 270' s/w/o Skunk Lane & NYS Rt. 25, Cutchogue. SCTM#1000-97-3-3.1

6:02 p.m. - Ackermann Agricultural Barn - This Amended Site Plan is for the proposed construction of a 7,142 sq. ft. agricultural storage barn on Southold Town Development Rights land; 22.8 acres in the A-C Zoning District. The property is located at 1350 Alvahs Lane, ±1175' n/w/o NYS Rt. 25 & Alvahs Lane, Cutchogue. SCTM#1000-102-4-6.1

APPROVAL OF PLANNING BOARD MINUTES

Board to approve the minutes of: **August 22, 2016 & September 12, 2016.**