

## PLANNING BOARD MEMBERS

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PLANNING BOARD OFFICE  
TOWN OF SOUTHOLD

## PUBLIC MEETING AGENDA

NOVEMBER 7, 2016  
4:30 p.m.

### SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **December 5, 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.

### BOND DETERMINATIONS

#### Accept Bond Estimate:

**James Creek Landing** - This proposal is to subdivide a split-zoned parcel into five lots where Lot 1 = 2 acres inclusive of a 1 acre Open Space Easement Area; Lot 2 = 2 acres inclusive of a 1.2 acres Open Space Easement Area; Lot 3 = 5.5 acres inclusive of a 1.3 acres Open Space Easement Area; and Lot 4 = 3.7 acres inclusive of a 1.7 acres Open Space Easement Area in the R-80 Zoning District. Lot 5 = 1.8 acres inclusive of 0.3 acres of Open Space Easement Area and is located in the B Zoning District. The property is located at 11950 NYS Route 25, on the west side of NYS Route 25, approximately 280' south of New Suffolk Avenue in Mattituck. SCTM#1000-122-3-1.4

### SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT

#### SEQRA Determinations of Significance:

**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

**SEQRA Findings:**

**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 on the n/w corner of Griffing Street and School House Road, approximately 1,079 feet n/o the Main Road, in Cutchogue. SCTM#1000-102-1-33.3

**SITE PLANS**

**Determinations:**

**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

**The Heritage at Cutchogue** - SCTM#1000-102-1-33.3

**PUBLIC HEARINGS**

**4:31 p.m. - 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

**4:32 p.m. - Surrey Lane Vineyard** - This proposed Site Plan is for a 3,610 sq. ft. winery (retail area, case storage, no production) and farm stand with 39 parking stalls (21 landbanked) on a 1.8 acre parcel (SCTM1000-69-5-18.1) adjacent to ±43.7 acres of farmland (SCTM1000-69-5-18.6; to be merged) with Development Rights held by Suffolk County in the AC Zoning District, Southold. 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

**4:33 p.m. - Sannino Winery & Tasting Room** - This Site Plan is for the proposed construction of a 2,800 sq. ft. winery (wine production, retail area, wine education room, storage) and 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, Mattituck. 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

## **HEARINGS HELD OVER**

**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: **October 3, 2016.**