

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

DECEMBER 5, 2016
4:30 p.m.

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **January 9, 2017** 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.

SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT

SEQRA Type Classifications:

13400 Main Road - This proposed Site Plan, in conjunction with a pending Lot Line Modification, is for the addition of $\pm 9,258$ sq. ft. of land for ± 23 parking stalls on 1.05 acres in the Hamlet Business Zoning District, Mattituck. The property is located at 13400 NYS Route 25, $\pm 10'$ s/w/o Wickham Avenue & NYS Rt. 25, Mattituck.
SCTM#1000-114-11-9.6

Matchbook Distillery – This Amended Site Plan Application is for proposed interior renovations to existing buildings (no footprint expansion) for a production distillery, formerly a warehouse facility, consisting of four (4) buildings totaling $\pm 32,038$ sq. ft. $\pm 12,902$ sq. ft. to remain as storage, $\pm 18,979$ sq. ft. distillery and $\pm 2,257$ sq. ft. vinegar production with thirty-three (33) parking stalls on 1.5 acres in the Light Industrial Zoning District. The property is located at 230 Corwin St., s/e corner of 9th St. & Corwin St., Greenport. SCTM#1000-48-2-44.3

SEQRA Determinations of Significance:

Fox Lane Residences - This proposed Site Plan is for the construction of four (4) tenant-occupied affordable housing units in three (3) structures: two, one bedroom units at ±560 sq. ft. and one ±880 sq. ft. structure including a ±534 sq. ft. single bedroom unit and ±346 sq. ft. studio on 0.75 acres in the AHD Zoning District, Fishers Island. The property is located on Fox Lane, ±350' n/w/o Fox Lane & Whistler Avenue, Fishers Island. SCTM#1000-12.-1-1.2

SITE PLANS

Set Hearings:

13400 Main Road - SCTM#1000-114-11-9.6

Matchbook Distillery - SCTM#1000-48-2-44.3

OTHER

Approval Condition Extension:

Fishers Island Club Additions - This Approved 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

Stipulation of Settlement Timeline Extension:

NOCRO, Ltd., et al. v. Russell, et al. – Approval of an extension of certain timelines in the Stipulation of Settlement (re: The Heritage of Cutchogue Site Plan).

HEARINGS HELD OVER

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 proposed Site Plan is for a building with a 3,610sf footprint (retail of wine, no production), second floor, basement area for 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, 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

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, basement) 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