

**PLANNING BOARD MEMBERS**

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**PLANNING BOARD OFFICE**  
TOWN OF SOUTHOLD

**SPECIAL MEETING**  
**AGENDA**

**DECEMBER 19, 2016**

**2:30 p.m.**

**Southold Town Annex Board Room**  
**2<sup>ND</sup> Floor, Capital One Bank Building**

**SUBDIVISIONS - STATE ENVIRONMENTAL QUALITY REVIEW ACT  
(SEQRA)**

**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

**SUBDIVISIONS**

**Final Plat Determinations:**

**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**

### **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

## **OTHER**

### **Final Road Completion Report from Town Engineer:**

**Mill Creek Preserve** –This application subdivided a 79.71 acre parcel into 6 residential lots where Lot 1 equals 138,177 sq. ft.; Lot 2 equals 87,939 sq. ft.; Lot 3 equals 111,690 sq. ft.; Lot 4 equals 64,469 sq. ft.; Lot 5 equals 45.58 acres, inclusive of 44.38 acres upon which Development Rights have been sold, and a 1.19 acre building envelope; Lot 6 equals 23.61 acres, inclusive of 22.23 acres upon which Development Rights have been sold, and a 1.37 acre building envelope. The total area of Development Rights sold to the County of Suffolk equals 50.87 acres. The property is located on Pond Avenue, n/o SR 25, 430' e/o Laurel Avenue, in Southold. SCTM#1000-56-1-11.1. This subdivision map has been filed and the road has been completed and inspected by the Town Engineer.