

**OFFICE LOCATION:**  
Town Hall Annex  
54375 State Route 25  
(cor. Main Rd. & Youngs Ave.)  
Southold, NY



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**PLANNING BOARD OFFICE**  
TOWN OF SOUTHOLD  
**PUBLIC MEETING**  
**AGENDA**

**January 8, 2018**  
**6:00 p.m.**

**SETTING OF THE NEXT PLANNING BOARD MEETING**

Board to set Monday, **February 5, 2018** 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.

**SUBDIVISIONS**

**Extension of Time to Render Preliminary Plat Determinations:**

**Harold R. Reeve & Sons, Inc.** - This proposal is for a Standard Subdivision of a 5.1 acre split-zoned parcel into 4 lots where Lots 1-3 equal 1 acre and are located in the R-40 Zoning District and Lot 4 equals 1.8 acres located in the R-40 and B Zoning Districts. The property is located at 1605 Wickham Avenue, on the n/s/o County Road 48, approximately 190' w/o Wickham Avenue, in Mattituck. SCTM#1000-140-1-6

**Conditional Final Plat Determinations:**

**RCC Sacred Heart** – This proposal is for a Standard Subdivision of 35.5 acres into two lots for the purpose of separating an existing cemetery from an agricultural area, where Lot 1 = 24.65 acres of agricultural land, and Lot 2 = 10.86 acres and contains the cemetery of the Roman Catholic Church of the Sacred Heart. In addition, two lot lines of the adjacent parcel belonging to the Roman Catholic Church of Our Lady of Ostrabama, SCTM#1000-96-5-12.2 (Lot 3), will be relocated to allow Lot 1 direct access to Depot Lane; the size of Lot 3 will remain at 7.17 acres. The property is located in the AC Zoning District at 3450 Depot Lane, Cutchogue. SCTM#1000-96-5-12.2 & 12.3

**Final Plat Determinations:**

**Droskoski & Sepenoski** - This proposed Lot Line Change transfers 13,872 sq. ft. from SCTM#1000-18-4-7.8 to SCTM#1000-18-4-7.4. Lot 7.4 increases from 38,880 sq. ft. to 52,752 sq. ft., and Lot 7.8 decreases from 13,872 sq. ft. to 0 sq. ft. in the R-80 Zoning District. The

property is located at 27835 NYS Route 25, on the southwest corner of the intersection of Brown's Hill Road & NYS Route 25, Orient.

**Re-issuance of Final Plat Determination:**

**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

**SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT**

**SEQRA Determinations:**

**870 Love Lane Professional Office and Apartment** – This proposed Site Plan is for the conversion of an existing two-story single family dwelling to a 1,430 sq. ft. Professional office on the first floor and 830 sq. ft. apartment on the second floor with nine parking stalls on 0.7 acres in the Residential Office (RO) Zoning District, Mattituck. The property is located at 870 Love Lane. SCTM#1000-140-2-17

**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

**East End Tick & Mosquito Pest Control** - This Site Plan is for the proposed conversion of an existing building to a single family dwelling with an attached business office with four (4) parking stalls on 0.25 acres in the Limited Business (LB) Zoning District. The property is located at 36570 Route 25, ±420' s/w/o of Skunk Lane & Main Road, Cutchogue. SCTM#1000-97-3-2

**PUBLIC HEARINGS**

**6:01 p.m. – Ovsianik, Allen** – This proposed Lot Line Modification transfers 0.4 acres from SCTM#1000-97-2-16.5 to SCTM#1000-97-2-15. Lot 15 will increase in size from 0.3 acres to 0.7 acres and Lot 16.5 will decrease from 1.5 acres to 1.1 acres located in the R-80 and B Zones. The Property is located at 225 Eugenes Rd., Cutchogue. SCTM#1000-97-2-15 & 16.5

**APPROVAL OF PLANNING BOARD MINUTES**

- December 4, 2017