

PLANNING BOARD MEMBERS

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PLANNING BOARD OFFICE
TOWN OF SOUTHOLD

PUBLIC MEETING
AGENDA

JANUARY 9, 2017
4:30 p.m.

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **February 6, 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.

SUBDIVISIONS - STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

SEQRA Type Classifications:

Philippou & Vallas - This proposed lot line change involves the re-subdivision of three lots and lot merger. Lot SCTM#1000-31-2-6.2 is vacant and is being eliminated and will be split between the adjacent lots; where lot 1 (SCTM # 1000-31-2-6.1) will increase from 15,000 sq. ft. to 116,402 square feet due to the transfer of 10,589 sq. ft. and merging of 90,605 sq. ft. from SCTM#1000-31-2-9. Lot 2 SCTM#1000-31-2-7 will increase in size by 6,862 sq. ft. to total lot size 23,387 sq. ft. Lot 2 remains non-conforming in the R-40 Zoning District. The property is located at 2090 Rocky Point Road, in East Marion. SCTM#1000-31-2-7, 9, 6.1 & 6.2

SUBDIVISIONS

Sketch Plat Extensions:

Baxter, William J., Jr. - This proposal is a Standard Subdivision of a 2.38 acre parcel into 4 lots where Lot 1 = 0.62 acres, Lot 2 = 0.63 acres, Lot 3 = 0.62 acres and Lot 4 =

0.52 acres, in the Hamlet Business Zoning District. The property is located at 260 Griffing Street, on the northeast side of Griffing Street, approximately 402' west of the Main Road, in Cutchogue. SCTM#1000-102-5-9.4

Preliminary Plat Extensions:

Noone, Margaret - This proposal is for a 2-lot Standard Subdivision of a 21,016 sq. ft. parcel where Lot 1 = 10,501 sq. ft. and Lot 2 = 10,515 sq. ft. in the R-40 & B Zoning Districts. The property is located at 210 Sigsbee Road, on the west side of Sigsbee Road, 164' south of Main Road, in Mattituck. SCTM#1000-143-1-4.1

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 Lot 1 equals 1 acre inclusive of 0.06 acres of unbuildable land, Lot 2 equals 1 acre inclusive of 0.05 acres of unbuildable land, Lot 3 equals 1 acre inclusive of 0.04 acres of unbuildable land located in the R-40 Zoning District and Lot 4 equals 1.8 acres located in both the R-40 and B Zoning Districts. A 0.3 acre proposed private road, Creek View Lane, is located on the northeast side of the subdivision off of Wickham Avenue. This proposal includes a Change of Zone Application where the zoning on Lot 4 is proposed to change from the R-40 and B Zoning Districts to the LB Zoning District. 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

Set Hearings:

Philippou & Vallas - SCTM#1000-31-2-7, 9, 6.1 & 6.2

Amendment to Legal Documents:

Oregon Landing II - This clustered Conservation Subdivision is to subdivide a 32.73-acre parcel into 5 lots where Lot 1 equals 2.07 acres; Lot 2 equals 4.37 acres, inclusive of a 2.36 acre right-of-way; Lot 3 equals 1.18 acres; Lot 4 equals 1.24 acres and Lot 5 equals 23.75 acres upon which the Development Rights were sold to the Town of Southold. The property is located on the n/s/o Oregon Road, approximately 135' w/o Alvah's Lane, in Cutchogue. SCTM#1000-95-1-5

PUBLIC HEARINGS

4:31 p.m. - 13400 Main Road - This proposed Site Plan, in conjunction with a pending Lot Line Modification, is for the addition of ±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, ±10' s/w/o Wickham Avenue & NYS Rt. 25, Mattituck. SCTM#1000-114-11-9.6

4:32 p.m. - 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 ±32,038 sq. ft. ±12,902 sq. ft. to remain as storage, ±18,979 sq. ft. distillery and ±2,257sq. ft. vinegar production with thirty-three (33) parking stalls on 1.5acres 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