

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



**MAILING ADDRESS:**  
P.O. Box 1179  
Southold, NY 11971  
**Telephone: 631 765-1938**  
**www.southoldtownny.gov**

**PLANNING BOARD OFFICE**  
TOWN OF SOUTHOLD

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PUBLIC MEETING AGENDA  
Monday, February 8, 2021  
6:00 p.m.

This meeting is public. The Planning Board may add or remove applications from the Agenda upon its discretion, without further notice. Applications may not be heard in the order they appear on this agenda.

This public meeting will be held virtually via the Zoom online platform. Pursuant to Executive Order 202.1 of New York Governor Andrew Cuomo in-person access by the public will not be permitted.

Options for public attendance:

- To join via computer:  
[Click Here](#)

Or

Online at the website [zoom.us](https://zoom.us), click "Join a Meeting" and enter the

Meeting ID: **998 9120 9805**

Password: **792938**

- Join by telephone:  
Call 1(646)558-8656  
Enter Meeting ID and password when prompted (same as above)

## SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **March 8, 2021 at 6:00 p.m.** as the time for the next regular Planning Board Meeting.

## SUBDIVISIONS

### FINAL PLAT EXTENSION:

**Gonzalez Standard Subdivision** – This proposal is for the standard subdivision of a 4.29-acre parcel into two lots, where Lot 1 is 2.07 acres and Lot 2 is 2.22 acres in the R-80 Zoning District. This parcel is located at 2050 Platt Rd (+/- 1,830' south of S.R. 25), Orient. SCTM#1000-27.-1-9

## SITE PLAN APPLICATIONS

### DETERMINATIONS:

**Fishers Island Airport Hangar** – This Site Plan is for the proposed construction of a 4,200 sq. ft. aircraft hangar and ±13,830 sq. ft. of paved access and tarmac area at an existing airport on 192 acres in the R-400 Zoning District. The property is located on Whistler Avenue, Fishers Island. SCTM#1000-12-1-18

**Peconic Landing Amended - Duplex Conversions (5)** – This amended site plan is for the proposed conversion of five (5) existing 1-story single-family dwellings (units #19, 20, 60, 68, 74) to two-family dwellings with no expansion of living area and no basement, 4 parking stalls on a Hamlet Density (HD) and R-80 split zoned parcel totaling 143 acres. The property is located at 1205 Route 25, Greenport. SCTM#1000-35-1-25

**Tenedios Barn & Greenhouse Amended** – This amended agricultural site plan is for the relocation of a one story 8,664 sq. ft. building to house livestock and store feed, supplies and farm equipment; which was granted conditional approval from the Planning Board in 2019 and not constructed. The plan includes a 60' x 24' (1,440 sq. ft.) greenhouse and other accessory agricultural buildings on a 34.5 acre farm, of which 29.5 acres have development rights held by Southold Town and 5 acres have development rights intact (the greenhouse is located in the 5-acre area and the barn is located in the 29.5-acre area) in the R-200 Zoning District. The property is located at 28410 Route 25, Orient. SCTM#1000-19-1-1.4 & 1.3

### APPROVAL EXTENSION:

**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 1,296 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

## STATE ENVIRONMENTAL QUALITY REVIEW ACT - ADOPT THE FINAL SCOPE:

**Strong's Storage Buildings** – This Site Plan is for the proposed construction of two (2) buildings for boat storage, one at 52,500 sq. ft. and the other at 49,000 sq. ft., located on 32.6 acres in the MII and R-80 Zoning Districts where there are 69,245 sq. ft. of existing boatyard buildings. The property is located at 3430 Mill Road, Mattituck. SCTM#1000-106-6-13.4

## PUBLIC HEARINGS

**6:01 p.m. - Colusa North Conservation Subdivision** – This proposal is for an 80/60 Conservation Subdivision of 66.2 acres into 11 residential lots ranging in size from 0.8 acres to 2 acres with a private road (2.5 acres), and an agricultural lot of 51.26 acres, from which development rights are proposed to be sold to the Town of Southold in the AC and R-80 zoning districts. The property is located at 7750 Bridge Lane, Cutchogue. SCTM#1000-84-2-1.1, 3.3, 3.4

**6:02 p.m. – Heritage at Cutchogue Amended (aka Harvest Pointe)** – This amended site plan proposes to change eight of the approved units from the B2 unit design (livable floor area 1,599 sq. ft.) to a revised C unit design (livable floor area 1,999 sq. ft.). The livable floor area will increase by a total of 3,200 sq. ft. for the overall site. The property is located at 75 Schoolhouse Road, Cutchogue. SCTM#1000-102-1-33.3

**6:03 p.m. – Wickham Road LLC Offices** – This site plan is for the proposed conversion of an existing 770 sq. ft. accessory apartment to a principle office structure, no footprint expansion or basement, with four (4) parking stalls on 0.23 acres in the Hamlet Business Zoning District. The property is located at 12800 Route 25, Mattituck. SCTM#1000-114-11-15

**6:04 p.m. - Olde Colonial Place LLC** – This Site Plan is for the proposed construction of a 4,500 sq. ft. building to consist of four (4) retail units with full basement for storage and twenty-four parking stalls on 0.5 acres in the HB Zoning District. The property is located at 615 Pike Street, Mattituck. SCTM#1000-140-2-21

## HEARINGS HELD OVER

**Koehler Family Limited Partnership** - This proposal is a Clustered Standard Subdivision of a 14.94 acre parcel into seven lots where Lot 1 equals 0.80 acres; Lot 2 equals 0.90 acres inclusive of 0.08 acres of unbuildable lands; Lot 3 equals 1.11 acres inclusive of 0.14 acres of unbuildable lands and .07 acres of easement area; Lot 4 equals 0.70 acres; Lot 5 equals 0.66 acres; Lot 6 equals 0.70 acres; Lot 7 equals 9.51 acres inclusive of 8.72 acre area of Open Space and a .05 right of way easement; located in the R-80 Zoning District. The property is located at 4180 New Suffolk Avenue, on the corner of Marratooka Road and New Suffolk Avenue, in Mattituck. SCTM#1000-115-10-1