

**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**

**February 11, 2019**  
**6:00 p.m.**  
**Southold Town Meeting Hall**

**SETTING OF THE NEXT PLANNING BOARD MEETING**

Board to set Monday, **March 11, 2019** 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 - STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)**

**DEIS Determination of Adequacy:**

**Tuthill Conservation Subdivision** – This proposal is for an 80/60 Conservation Subdivision of four parcels SCTM#'s 1000-17-4-16, 1000-17-6-14.2, 1000-18-3-30.3 and 1000-18-6-17.3 (total area=112 acres) into 17 residential lots, with 94 acres to be preserved. This project proposes the transfer of yield pursuant to §240-42 G of the Southold Town Code.

SCTM#1000-17-4-16 (North Dyer) equals 21 acres proposed to be subdivided into 6 lots where the lots range in size from 0.7 - 0.9 acres. This property includes a 0.7 acres private right-of-way and 15.6 acres of preserved subdivision open space inclusive of 5.7 acres of unbuildable lands.

SCTM#1000-17-6-14.2 (South Dyer) equals 35.3 acres proposed to be subdivided into 5 lots and includes a reserve area for agricultural related use where the lots and reserve area range in size from 0.5 - 0.9 acres; property includes a 0.5 acre right-of-way and 28.5 acres of open space inclusive of 14.6 acres of unbuildable lands.

SCTM#1000-18-3-30.3 (North Brown) equals 28.7 acres proposed to be subdivided into 5 lots where the lots range in size from 0.7 - 0.8 acres. This property includes a 1.3 acre

private right-of-way and 23.7 acres of open space inclusive of 2 acres of unbuildable lands.

SCTM#1000-18-6-17.3 (South Brown) equals 26.9 acres proposed to be subdivided where Lot 1 equals 0.92 acres. This property includes 25.5 acres of open space inclusive of 0.62 acre of unbuildable lands.

This property is located at 21505 Route 25, Orient. SCTM #1000- 17.-4-16

## **SUBDIVISIONS**

### **Conditional Sketch Plat Determination:**

**Liebert Standard Subdivision** – This proposal is for the standard subdivision of a 2.43-acre vacant lot into two lots, where Lot 1 equals 54,134 sq. ft. and Lot 2 equals 54,134 sq. ft. in the R-40 Zoning District. This parcel is located at 6510 Horton Lane (+/- 100' southeast of the intersection of Jennings Road and Hortons Lane), Southold. SCTM#1000- 54.-3-14.8

### **Conditional Preliminary Plat Determination:**

**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

### **Conditional Final Determination:**

**Mangieri Resubdivision** – This proposal is for the re-subdivision of SCTM: 1000-125.-3-2.3 & 18 where 9.56 acres is proposed for transfer from Lot 2.3 to Lot 18. Lot 2.3 will decrease from 11.57 acres to 2.01 acres (proposed Lot 1) and Lot 18 will increase from 0.44 acres to 10 acres (proposed Lot 2), in the AC Zoning District. This parcel is located at 2050 Route 25 (+/- 200' west of the intersection of Franklinville Road and S.R. 25), Laurel. SCTM#1000- 125.-3-2.3

### **Set DEIS Hearing & continuation of Sketch Plan Hearing:**

**Tuthill Conservation Subdivision** – This proposal is for an 80/60 Conservation Subdivision of four parcels SCTM#'s 1000-17-4-16, 1000-17-6-14.2, 1000-18-3-30.3 and 1000-18-6-17.3 (total area=112 acres) into 17 residential lots, with 94 acres to be preserved. This project proposes the transfer of yield pursuant to §240-42 G of the Southold Town Code.

## SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT

### SEQRA Type Classifications:

**Captain Reds Marine Sales Site Plan** – This site plan is for the proposed construction of a 3,680 sq. ft. metal building (ZBA file 7014) for storage (no basement) where there exists a 1 -story 1,168 sq. ft. office building for boat sales, storage, parking and display with 8 parking stalls on a General Business (B) and R-40 split zoned parcel totaling 1.6 acres. The property is located at 9605 Route 25 Mattituck. SCTM#1000-122-6-12

## SITE PLANS

### Determinations:

**Tenedios Barn & Greenhouse Amended** – This amended agricultural site plan is for the addition of a 60' x 24' (1,440sq. ft.) greenhouse to a site where a one story 8,664 sq. ft. building to house livestock and store feed, supplies and farm equipment has conditional approval from the Planning Board, 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

### Amended Determination:

**Heritage at Cutchoque (aka Harvest Pointe)** – Amend the site plan approval conditions to be consistent with an amendment to the covenants and restrictions.

### Approval Extension:

**Harbes Greenhouse & Farm Shed** – This site plan is for the proposed construction of a 30' x 96' (2,880 sq. ft.) greenhouse, a 12' x 16' farm shed and a 10' x 16' poultry pen on 13.5 acres in the A-C Zoning District. The property is located at 555 Sound Avenue, Mattituck. SCTM # 1000- 120.-1-3

### Set Hearing:

**Captain Reds Marine Sales Site Plan** – SCTM#1000-122-6-12

## BOND DETERMINATIONS

### Bond Reduction:

**Heritage at Cutchoque (aka Harvest Pointe)** - This Residential Site Plan is for the development of 124 detached and attached dwellings classified in three types: 48 "Type A" units (1,999 +/- sq. ft. livable area), 72 "Type B" units (1,599 +/- sq. ft. livable area)

and 4 "Type "C" units (1,999 +/- sq. ft. livable area). In addition, there are proposed the following: a 6,188 sq. ft. community center with a ±1,125 sq. ft. outdoor swimming pool, one tennis court, 284 parking spaces of which 256 are associated with the individual dwelling units and 28 are associated with the community center, and various other associated site improvements, on a vacant 46.17-acre parcel in the Hamlet Density (HD) Zoning District located on the n/w corner of Griffing Street and School House Road, approximately 1,079 feet n/o the Main Road, in Cutchogue. The property is located at 75 Schoolhouse Road, Cutchogue. SCTM#1000-102-1-33.3

## OTHER

### **Amendments to Covenants and Restrictions:**

**Hazard Subdivision** – The owner of Lot 2 of the Hazard Standard Subdivision, approved by the Planning Board on April 9, 2018, has requested an amendment to the covenants. A four foot path is permitted through the non-disturbance buffer, with no structures allowed. The owner has requested that a catwalk structure over the bank be permitted within the four foot path. The property is located at 1465 & 1575 Harbor Lane, in Cutchogue. SCTM#1000-103-2-1.1 & 1.2.

**Heritage at Cutchogue (aka Harvest Pointe) Site Plan** – The owner of the Heritage at Cutchogue (aka Harvest Pointe) has requested an amendment to the conditions and covenants for this site plan, which was approved by the Planning Board on August 14, 2017. Currently the covenants state that the clubhouse and pool amenities must receive certificates of occupancy before any residential units receive certificates of occupancy (c.o.'s), and that 75% of the c.o.'s for Phase One must be completed prior to receiving building permits to begin Phase Two of the project. The owner has requested that the residences in Phase One be allowed to be issued c.o.'s prior to the clubhouse and pool receiving c.o.'s, and that the requirement that 75% of the units in Phase One receive c.o.'s be reduced or eliminated as a requirement to begin subsequent phases of construction. The covenants state that amendments may be considered only after a public hearing and with a majority plus one vote of the Planning Board. The property is located at 75 Schoolhouse Road, Cutchogue. SCTM#1000-102-1-33.3

## PUBLIC HEARINGS

**6:01 p.m. – Power Equipment Plus** – This Site Plan is for the proposed conversion of an existing 3,011 sq. ft. auto garage to an equipment repair/service/sales center, an existing ±2,800 sq. ft. building to remain as storage, and construction of 16 parking stalls; all on 1.17 acres in the HB Zoning District. The property is located at 825 Pacific Street, Mattituck. SCTM#1000-141-4-11

## HEARINGS HELD OVER

**Cell Tower Colocation T-Mobile at Orient by the Sea** – This Amended Wireless Communications Application is for a proposed T-Mobile colocation between 70' - 80' a.g.l. on an approved 90 ft. high concealment pole, and the addition of a 213 sq. ft. compound for associated ground equipment and additional landscaping. There are ±3,924 sq. ft. of existing buildings including a restaurant, marina and associated accessory structures, all on 4.7 acres in the Marine II Zoning District. The property is located at 40200 Route 25, Orient. SCTM#1000-15-9-8.1

## APPROVAL OF PLANNING BOARD MINUTES

- January 14, 2019