

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
Monday, March 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, click "Join a Meeting" and enter the

Meeting ID: **959 5401 9541**

Password: **451142**

- 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, **April 5, 2021 at 6:00 p.m.** as the time for the next regular Planning Board Meeting.

SUBDIVISIONS

CONDITIONAL SKETCH PLAT DETERMINATION:

Orient Point Conservation Subdivision – This proposal is for a 75/75 clustered Conservation Subdivision of 36.14 acres, currently comprised of six parcels, into 5 residential lots ranging in size from 1.6 to 1.9 acres, and one agricultural parcel with a 0.9 acre development area and with 25.68 acres of farmland from which development rights are proposed to be sold to the Town of Southold, in the R-80 and R-40 zoning districts. This property is located at 32357 Old Main Street, Orient. SCTM#1000-14.-2-29.2, 29.3 & 29.4 and SCTM#1000-19-2-2, 3, & 12.2

PRELIMINARY PLAT EXTENSION:

Pederson Standard Subdivision – This proposal is for the Standard Subdivision of a 9.2-acre parcel into 3 lots, where Lot 1 is 5.1 acres, Lot 2 is 2.3 acres, and Lot 3 is 1.8 acres, in the R-40 Zoning District. This parcel is located south of the intersection of Aquaview Avenue and Circle Drive in East Marion. SCTM#1000-21-3-15

CONDITIONAL FINAL PLAT EXTENSION:

Colton Acres Standard Subdivision– This Standard Subdivision proposes to subdivide 4.24 acres into three 1.2-acre lots in the R-40 Zoning District. This parcel is located +/- 275' west of Gillette Drive in East Marion. SCTM# 1000-38.-1-1.8

STATE ENVIRONMENTAL QUALITY REVIEW ACT Determination:

Orient Point Conservation Subdivision – (see description above) SCTM#1000-14.-2-29.2, 29.3 & 29.4 and SCTM#1000-19-2-2, 3, & 12.2

ACCEPT UPDATED BOND:

The Fields at Mattituck – This is an approved 27-lot subdivision. The property is located at Stanley Road, n/o Bergen Avenue, Mattituck. SCTM#1000-113-2-1.1

SITE PLAN APPLICATIONS

DETERMINATIONS:

Heritage at Cutchoque 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, Cutchoque. SCTM#1000-102-1-33.3

1750 Sterling Agricultural Barn – This agricultural site plan is proposed to demolish an existing 1,378 sq. ft. barn and construct a 4,826 sq. ft. barn for agricultural storage located within a 2.0 acre reserve area (SCTM#1000-96.-3-2.1) where there exists a 2-story single family dwelling with garage and four (4) accessory storage buildings totaling ±3,754 sq. ft., the parcel is attached to ±16.8 acres of farmland (SCTM#1000-96.-3-2.2) with Development Rights held by Southold Town in the AC Zoning District. The property is located at 830 Sterling Lane, Cutchoque. SCTM#1000-96-3-2.1

SET HEARINGS:

Travelers Street Affordable Housing – This site plan application is for the proposed interior conversion of an existing 2 – Story 1,979 sq. ft. dwelling on NYS Route 25 to include two (2) apartments at 850 sq. ft. each; the construction of three (3), 3,640 sq. ft. 2 – Story buildings, each with four (4) 813 sq. ft. apartments and unfinished basement, and twenty-eight (28) parking stalls on 1.12 acres in the Affordable Housing District (AHD). The property is located at 53315 NYS Route 25, Southold. SCTM#1000-61-1-9.1

Indian Neck Farm Amended – This amended agricultural site plan application is for the proposed construction of a curb cut for access to Skunk Lane and the closure of an existing curb cut to Indian Neck Lane, for an existing farm comprising of four parcels totaling +132 acres with over 20,000 sq. ft. of existing buildings in the AC Zoning District. The property is located at 3595 Skunk Lane and 4170 Indian Neck Lane, Peconic. SCTM#1000-97.-9-12 & 10.4 and SCTM#1000-98-1-2.1 & 27.1

STATE ENVIRONMENTAL QUALITY REVIEW ACT Type Classification:

Indian Neck Farm Amended – (see description above) SCTM#1000-97.-9-12 & 10.4 and SCTM#1000-98-1-2.1 & 27.1