

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
PUBLIC MEETING
AGENDA

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

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **April 8, 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)

SEQRA Determinations:

Duffy Standard Subdivision – This proposal is for a Standard Subdivision of a 3.02 acre parcel into two lots, where Lot 1 is 1.69 acres and Lot 2 is 1.33 acres in the R-40 Zoning District. This parcel is located on the west side of the intersection of Little Peconic Bay Road and Wunneweta Road, Nassau Point, Cutchogue. SCTM#1000-111-11-26.1

SUBDIVISIONS

Extension of Time to Render Preliminary Plat Determinations:

Mazzoni Subdivision – This proposal is for a Standard Subdivision of a 22.94 acre parcel into 5 lots where Lot 1 = 2.34 acres, Lot 2 = 1.78 acres, Lot 3 = 2.18 acres, Lot 4 = 0.56 acres, Lot 5 = 16.06 acres inclusive of a 0.97 acre right-of-way, 8.58 acres of Open Space and 6 acres of a Conservation Easement held by the Peconic Land Trust (PLT) located in the R-80 Zoning District. The property is located at 500 Soundview Drive, approximately 782' to the north of NYS Route 25 and 256' to the east of Sound View Drive, Orient. SCTM#1000-13-2-8.2

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 in the R-40 Zoning District and Lot 4 equals 1.8 acres located in both the R-40 and B Zoning Districts. 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

Park & Playground Findings:

Duffy Standard Subdivision – SCTM#1000-111-11-26.1

SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT

SEQRA Type Classifications:

Hound Lane Restaurant – This site plan is for the proposed conversion of an existing 2,815 sq. ft. building into a restaurant on the first floor, the construction of a 2,329 sq. ft. second story addition for two apartments (ZBA file #7237), twenty-six parking spaces and an existing 280 sq. ft. accessory building to remain for dry storage all on .46 acres in the B Zoning District. SCTM#1000-12-1-7.1

SITE PLANS

Determinations:

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

McCall Wine Production Facility Amended – This amended application is to reduce the size of the previously approved wine production and agricultural storage facility from 17,100 sq. ft. to 7,237 sq. ft., including a 2,992 sq. ft. timber barn on the first floor and a 4,245 sq. ft. winery beneath on a 1.8 acre reserve parcel (SCTM#1000-109.-1-38) adjacent to over 84 acres of land (SCTM#1000-116.-1-2.2 & 3.4) with Development Rights held by Suffolk County in the AC Zoning District. This facility will not be open to the public. The property is located at 22600 Route 25, Cutchogue. SCTM#1000-109-1-38

Set Hearing:

Hound Lane Restaurant –SCTM#1000-12-1-7.1

POLICIES

Policy Memorandum for Subdivision Affordable Housing Requirements – This policy is for criteria to determine the adequacy of any property offered in lieu of building affordable housing units in a subdivision pursuant to Town Code §240-10 B(2)(c)[2][c].

PUBLIC HEARINGS

6:01 p.m. – 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

6:02 p.m. – Tuthill Conservation Subdivision Sketch Plan and Draft Environmental Impact Statement (DEIS) – 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.

APPROVAL OF PLANNING BOARD MINUTES

- February 11, 2019
- February 25, 2019