

## PLANNING BOARD MEMBERS

DONALD J. WILCENSKI  
Chair

WILLIAM J. CREMERS  
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## PLANNING BOARD OFFICE TOWN OF SOUTHOLD

# PUBLIC MEETING AGENDA

MARCH 13, 2017  
6:00 p.m.

## SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **April 10, 2017** 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:

**Krupski & Zachariadis** – This proposed Lot Line Change will transfer 0.62 acres from SCTM#1000-103-5-5/SCTM#1000-97-8-31.2 to SCTM#1000-103-5-1. SCTM#1000-103-5-1 will increase from 0.43 acres to 1.05 acres and SCTM#1000-103-5-5. SCTM#1000-97-8-31.2 will decrease from 22.21 acres to 21.59 acres in the R-80 and R-40 Zoning Districts. The property is located at 195 Little Neck Road, approximately 1,684 feet south of Eugene's Road, in Cutchogue. SCTM#1000-103-5-5., 1 & 1000-97-8-31.2

## SUBDIVISIONS

### Sketch Plat Determinations:

**Hazard, David & Barbara** - This proposal is for a Standard Subdivision of a 5.14 acre parcel into two lots where Lot 1 = 2.47 acres inclusive of 0.03 acres of wetlands and Lot 2 = 2.67 acres inclusive of 0.08 acres of wetlands located in the R-80 Zoning District. The property is located at 1465 Harbor Lane, in Cutchogue. SCTM#1000-103-2-1

**Set Final Plat Hearings:**

**Martz, Theodore C. Jr.** - This proposal is for a Standard Subdivision of a 1.62 acre parcel into two lots where Lot 1 equals 0.71 acres and Lot 2 equals 0.92 acres, located in the R-40 Zoning District. The Zoning Board of Appeals granted an Area Variance to allow for Lot 1 to be less than 40,000 sq. ft. The property is located at 555 Broadwaters Road, approximately 80 feet west of Wunneweta Road, Cutchogue. SCTM#1000-104-12-6.1

**Krupski & Zachariadis** – SCTM#1000-103-5-5, 1 & 97-8-31.2

**Amend Conditional Final Plat Approval:**

**The Estates at Royalton** - This proposal is for a Standard Subdivision of a 36.9 acre parcel into 12 lots where Lots 1-11 equal 0.7 acres, and Lot 12 equals 12 acres, located in the A-C Zoning District. This subdivision includes 15.2 acres of open space and 1.7 acres for a proposed road. The property is located at 55 Cox Neck Road, approximately 490 feet north of Sound Avenue, Mattituck. SCTM#1000-113-7-19.23

**Amend Bond:**

**The Estates at Royalton** - SCTM#1000-113-7-19.23

**SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT**

**SEQRA Type Classifications:**

**North Fork United Methodist Church** - This Site Plan is for the proposed construction of a 7,640 sq. ft. place of worship and 42 parking stalls including 4 ADA on 2.45 acres in the Limited Business (LB) Zoning District. The property is located at 43960 CR 48, in Southold. SCTM#1000-63-1-15

**Polak Agricultural Barn** - This Agricultural Site Plan is for a proposed 60' x 40' (2400 sq. ft.) agricultural storage barn on 2.28 acres in the R-80 Zoning District. The property is located at 57995 Route 25, Southold. SCTM#1000-55-6-34

**SITE PLANS**

**Re-Open Hearing:**

**Sannino Winery & Tasting Room** - This Site Plan is for the proposed construction of a 6,440 gross sq. ft. winery (wine production, retail area, wine education room and 3600 sq. ft. basement) and thirty nine (39) parking stalls on two adjacent parcels (to be merged pursuant to ZBA File 6882) totaling 8.94 acres in the A-C Zoning District. The property is located at 7495 Alvahs Lane, ±490' s/w/o Alvah's Lane and CR 48, Cutchogue. SCTM#1000-101-1-14.4 & 14.6

**Set Hearings:**

**North Fork United Methodist Church** - SCTM#1000-63-1-15

**Polak Agricultural Barn** - SCTM#1000-55-6-34

**HEARINGS HELD OVER**

**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

**APPROVAL OF PLANNING BOARD MINUTES**

Board to approve the minutes of:

- November 7, 2016**
- November 21, 2016**
- December 5, 2016**
- December 19, 2016**
- January 9, 2017**