

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

April 9, 2018
6:00 p.m.
Southold Town Meeting Hall

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **May 7, 2018** 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

Conditional Preliminary Plat Extensions:

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 0.9.51 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

Conditional Final Plat Determination:

Ovsianik, Allen – This proposed Resubdivision transfers 0.4 acres from SCTM#1000-97-2-16.5 to SCTM#1000-97-2-15. Lot 15 will increase in size from 0.3 acres to 0.7 acres and Lot 16.5 will decrease from 1.5 acres to 1.1 acres located in the R-80 and B Zones. The Property is located at 225 Eugenes Rd., Cutchogue. SCTM#1000-97-2-15 & 16.5

Final Plat Determination:

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

SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT**SEQRA Type Classifications:**

Vineyard View – This proposed Residential Site Plan is for a 50 unit workforce rental housing development including 14 one-bedroom units, 22 two-bedroom units and 14 three-bedroom units, a 2,649 sq. ft. community center, 111 parking spaces of which 97 are associated with the dwelling units, 7 are associated with the community center and 7 are land banked; and various other associated site improvements, on a vacant 17.19-acre parcel of which 10 acres will be preserved as open space (6.3 acres upland and 3.7 acres wetlands), in the Hamlet Density (HD) Zoning District. The property is located at 62600 CR 48, ±1,600' n/e/o Chapel Lane and County Route 48, Greenport. SCTM#1000-40-3-1

Sparkling Pointe Warehouse – This Site Plan is for the proposed construction of a 1-story 3,196 sq. ft. building for warehouse storage, no basement and 12 parking stalls including 6 land banked where there exists a 5,808 sq. ft. building all on a 1.02 acre parcel in the Light Industrial Zoning District. The property is located at 1270 CR 48, Southold. SCTM#1000-69-3-3

SITE PLANS**Set Preliminary Hearing:**

Vineyard View – SCTM#1000-40-3-1

Set Hearing:

Sparkling Pointe Warehouse – SCTM#1000-69-3-3

PUBLIC HEARINGS

6:01 p.m. – Purita Wine Production Building Amended – This Amended Site Plan application is for the proposed construction of a 40' x 89'2" (3,566 sq. ft.) addition to an existing 101' 4" x 89'2" (9,129 sq. ft.) wine production building to expand the current uses of wine production and storage (not open to the public) totaling 12,695 sq. ft. on a 4.48 acre parcel (SCTM#1000-51-3-5) with an existing single family dwelling and nine (9) parking spaces. The subject parcel is to be merged to ±21.6 acres of farmland

(SCTM#1000-51.-3-4.14) with Development Rights held by Suffolk County in the AC Zoning District, Southold. The property is located at 5415 Old North Rd., Southold. SCTM#1000-51-3-5.1, 4.12, 4.13 & 4.14

6:02 p.m. – Pindar Storage Building – This Agricultural Site Plan is for the proposed relocation and construction of a 1-story 3,259 sq. ft. building for agricultural equipment storage and no basement, located on 70.4 acres in the AC Zoning District where there is 7,151 sq. ft. of existing buildings. The property is located at 39935 Route 25, in Peconic. SCTM#1000-85-2-9.2

APPROVAL OF PLANNING BOARD MINUTES

- March 12, 2018