

**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**

**May 7, 2018**  
**6:00 p.m.**  
**Southold Town Meeting Hall**

**SETTING OF THE NEXT PLANNING BOARD MEETING**

Board to set Monday, **June 4, 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**

**Final Plat Determinations:**

**Sutton, Alexander & Tracy** - This proposal is for a Standard Subdivision of a 1.82 acre parcel where in 2010 the Zoning Board of Appeals granted an Area Variance to allow for this parcel to be subdivided into two lots where Lot 1 equals 1.13 acres and Lot 2 equals 0.69 acres, located in the R-40 Zoning District. The property is located at 1160 North Bayview Road, Southold. SCTM#1000-78-9-54

**Set Preliminary Plat Hearings:**

**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 .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

## BOND DETERMINATIONS

### Bond Reduction:

**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 each, 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

## SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT

### SEQRA Type Classifications:

**McCall Wine Production Facility Amended** – This amended application is for the proposed construction of a multi-level 7,237 sq. ft. (including basement) wine production and storage facility, not open to the public, including a 2,992 sq. ft. timber barn for agricultural storage to be constructed above a 4,245 sq. ft. winery on a 1.8 acre reserve parcel (SCTM109.-1-38) adjacent to over 84 acres of land (SCTM116.-1-2.2 & 3.4) with Suffolk County Development Rights in the AC Zoning District. The property is located at 22600 Route 25, Cutchogue. SCTM#1000-109-1-38

## SITE PLANS

### Determinations:

**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, Peconic. SCTM#1000-85-2-9.2

**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 12,695sf on a 4.48 acre parcel (SCTM1000-51-3-5) with an existing single family dwelling and nine (9) parking spaces. The subject parcel is to be merged to ±21.6 acres of farmland (SCTM1000-51.-3-4.14) with Development Rights held by Suffolk County in the AC Zoning District, Southold. The property is located at 5415 Old North Road, Southold. SCTM#1000-51-3-5.1, 4.12, 4.13 & 4.14

### Set Hearing:

**McCall Wine Production Facility Amended** – SCTM#1000-109-1-38

## PUBLIC HEARINGS

**6:01 p.m. – Sparkling Pointe Warehouse** – This Amended 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

**6:02 p.m. – 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

**6:03 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 Road, Southold. SCTM#1000-51-3-5.1, 4.12, 4.13 & 4.14

## APPROVAL OF PLANNING BOARD MINUTES

- April 9, 2018