

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

June 4, 2018
6:00 p.m.
Southold Town Meeting Hall

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **July 9, 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

Extension of Time to Render Preliminary Plat Determinations:

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 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

SEQRA Type Classifications:

DiVello Resubdivision – This proposed resubdivision will transfer 0.85 acres from SCTM#1000-140-2-32 to SCTM#1000-140-2-30. Lot 30 located in the LI Zoning District will increase from 0.47 acres to 1.37 acres and Lot 32 located in the RO Zoning District will decrease from 1.43 acres to 0.52 acres. The property is located at 800 Wickham Avenue & 305 Hill Street, in Mattituck. SCTM#1000-140-2-30 & 32

SUBDIVISIONS

Re-issue Final Plat Determinations:

Droskoski & Sepenoski Resubdivision – This proposed resubdivision transfers 13,872 sq. ft. from SCTM#1000-18-4-7.8 to SCTM#1000-18-4-7.4. Lot 7.4 increases from 38,880 sq. ft. to 52,752 sq. ft., and Lot 7.8 decreases from 13,872 sq. ft. to 0 sq. ft. in the R-80 Zoning District. The property is located at 27835 NYS Route 25, on the southwest corner of the intersection of Brown's Hill Road & NYS Route 25, Orient. SCTM#1000-18-4-7.8 & 7.4

Set Hearing:

DiVello Resubdivision – SCTM#1000-140-2-30 & 32

SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT

SEQRA Type Classifications:

Nicolette's For The Home – This Site Plan is for the proposed conversion of an existing 2 ½ story dwelling to retail (home showroom) with a 1,422 sq. ft. first floor for retail, a 1,258 sq. ft. second floor, with a 164 sq. ft. office and 1,094 sq. ft. for storage, a 1,292 sq. ft. basement and a 1,068 sq. ft. attic for accessory storage and a detached 432 sq. ft. cottage (pursuant to ZBA File 2430) with fourteen (14) parking stalls on 0.54 acres in the Hamlet Business Zoning District. The property is located at 53245 Route 25, Southold. SCTM#1000-61-1-8.1

Peconic Landing Duplex – This Site Plan is for the proposed conversion of one existing 1-story 2,987 sq. ft. single family dwelling to a two family dwelling with no expansion of living area and no basement, 4 parking stalls on a Hamlet Density (HD) and R-80 split zoned parcel totaling 143 acres. The property is located at 1205 Route 25, #107 Thompson Boulevard, ±75' n/o Chickadee Lane & Thompson Boulevard, Greenport. SCTM#1000-35-1-25

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

Set Hearings:

Nicolette's For The Home – SCTM#1000-61-1-8.1

Peconic Landing Duplex – SCTM#1000-35-1-25

Verizon Wireless at Laurel Stone – This proposed Site Plan is for a 120' tall wireless telecommunications facility monopole for one Verizon section 110' -120' a.g.l. and two AT&T antenna sections 90' - 110' a.g.l. and three (3) empty 10' sections for possible future co-location (all concealed within the pole), along with a 2,500 sq. ft. area for proposed associated ground equipment. There are ±5,078 sq. ft. of existing buildings including a stone supply yard and associated accessory structures, all on 1.6 acres in the General Business Zoning District. The property is located at 7055 Route 25, Mattituck. SCTM#1000-122-6-35.4

Tenedios Agricultural Barn – This Agricultural Site Plan is for a proposed one story 8,664 sq. ft. building to house livestock and store feed, supplies and farm equipment on a 34.5 acre farm, of which 29.5 acres have development rights held by Southold Town and 5 acres have development rights intact in the R-200 Zoning District. The property is located at 28410 Route 25, Orient. SCTM#1000-19-1-1.4 & 1.3

PUBLIC HEARINGS

6:01 p.m. – 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

APPROVAL OF PLANNING BOARD MINUTES

- May 7, 2018