

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

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

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **August 6, 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 Sketch Plat 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 located in the R-40 Zoning District. The property is located at 3360 Wunneweta Road, Cutchogue. SCTM#1000-111-11-26.1

Set Final Plat Hearings:

Chloem, Patterson and Tuccio Resubdivision - This resubdivision proposes to transfer 0.46 acres, from SCTM#1000-56.-4-24 to SCTM#1000-56.-4-22. Lot 24 will decrease from 27.84 acres to 27.38 acres and Lot 22 will increase from 1.06 acres to 1.53 acres in the MII Zoning District, Southold. See ZBA file 7166 for the area variance to provide relief of the non-conforming lot size. SCTM#1000-56-4-22 & 24

SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT

SEQRA Type Classifications:

Latin Fuzion – This Site Plan Application is for the proposed conversion of an existing 1,113 sq. ft. retail store to a sixteen (16) seat restaurant and installation of a new sanitary system on 3.14 acres in the Hamlet Business Zoning District. The property is located at 620 Traveler Street, Southold. SCTM#1000-61-1-13.1

SEQRA Determinations:

North Fork Recycling (NF Sanitation) – This Site Plan is for the proposed construction of a 1-story 960 sq. ft. building for office use attached to a 1 ½-story 6,000 sq. ft. building for warehouse space and no basement with 16 parking stalls on 5 acres in the Light Industrial Zoning District. The property is located at 8475 Cox Lane, in Cutchogue. SCTM#1000-83-3-4.7

SEQRA Final Environmental Impact Statement:

Southold Gas Station & Convenience Store - This amended Site Plan is for the proposed conversion of an existing 3,476 sq. ft. building (formerly for vehicle detailing, RV sales and servicing) to a convenience store and vehicle fuel sales with: 6 fuel pumps (12 fueling stations), two canopies, one at 50' x 24' (1,200 sq. ft.) and the other at 50' x 50' (2,500 sq. ft.) and 29 parking spaces on 1.46 acres in the General Business (B) Zoning District. The property is located at 45450 CR 48, on the southwest corner of CR 48 and Youngs Avenue, Southold. SCTM#1000-55.-5-2.2

SITE PLANS**Determinations:**

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

Set Hearings:

Latin Fuzion – SCTM#1000-61-1-13.1

Vineyard View – This proposed Residential Site Plan is for 50 multiple dwelling units in seven buildings. All units are proposed to be offered for rent at rates set by the federal government for affordability for the next 50 years. The plan includes 14 one-bedroom units, 22 two-bedroom units and 14 three-bedroom units, a 2,649 sq. ft. community center, 104 parking spaces; 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 located on the s/s of County Road 48 ±1,600' n/e/o Chapel Lane , Greenport.. SCTM#1000-40-3-1

PUBLIC HEARINGS

6:01 p.m. – 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

6:02 p.m. – 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

6:03 p.m. – 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

6:04 p.m. – 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

6:05 p.m. – 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

6:06 p.m. – 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

APPROVAL OF PLANNING BOARD MINUTES

- June 4, 2018