

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

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

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **September 10, 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.

SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT

SEQRA Type Classifications:

Eastern Front Brewing Retail – This site plan is for a proposed 1,902 sq. ft. retail store located in the front of an existing 5,417sq. ft. 2-story building, with no change to the footprint. The remainder of the building consists of two existing dwelling units. Also existing is a detached 360 sq. ft. garage. There are 12 parking stalls proposed for this application on 0.62 acres in the HB Zoning District. The property is located at 13100 Route 25, Mattituck. SCTM#1000-114-11-11.1

SITE PLANS

Determinations:

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

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

Set Hearings:

Eastern Front Brewing Retail – SCTM#1000-114-11-11.1

PUBLIC HEARINGS

6:01 p.m. – 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

6:02 p.m. – 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

6:03 p.m. – 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

6:04 p.m. – Verizon Wireless at Laurel Stone Cell Tower – 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

APPROVAL OF PLANNING BOARD MINUTES

- July 9, 2018