

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

September 10, 2018
6:00 p.m.
Southold Town Meeting Hall

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **October 15, 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 - STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

SEQRA Type Classifications:

Gonzalez Standard Subdivision – This proposal is for a standard subdivision of a 4.29 acre parcel into two lots where Lot 1 is 2.07 acres and Lot 2 is 2.22 acres, with a 25' flag over Lot 1 to provide access to Lot 2, located in the R-80 Zoning District. The property is located at 2050 Platt Road, in Orient. SCTM#1000-27-1-9

SEQRA Determinations:

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

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 acre 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

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

Conditional Final Plat Extensions:

RCC Sacred Heart – This proposal is for a standard subdivision of 35.5 acres into two lots for the purpose of separating an existing cemetery from an agricultural area, where Lot 1 = 24.65 acres of agricultural land, and Lot 2 = 10.86 acres and contains the cemetery of the Roman Catholic Church of the Sacred Heart. In addition, two lot lines of the adjacent parcel belonging to the Roman Catholic Church of Our Lady of Ostrabama, SCTM#1000-96-5-12.2 (Lot 3), will be relocated to allow Lot 1 direct access to Depot Lane; the size of Lot 3 will remain at 7.17 acres. The property is located in the AC Zoning District at 3450 Depot Lane, Cutchogue. SCTM#1000-96-5-12.2 & 12.3

Set Preliminary Plat Hearings:

Gonzalez Standard Subdivision – SCTM#1000-27-1-9

SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT

SEQRA Type Classifications:

Jakubiuk Agricultural Building – This site plan is for the proposed construction of a 1-story 12,000 sq. ft. building for agricultural storage, and no basement located on ±22.5 acres of farmland with Development Rights held by the Town of Southold in the AC Zoning District. The property is located at 5455 Youngs Avenue, Southold. SCTM#1000-55-1-8.3

First Universalist Church – This proposed site plan is for the construction of a one story 6,816 sq. ft. place of worship and 32 parking stalls. There is an existing parish house and single family dwelling to remain, all on 1.2 acres in the Residential Office (RO) Zoning District. The property is located at 51970 Route 25, Southold. SCTM#1000-63-6-6.1 & 6.2

SEQRA Findings:

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:**

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

Set Hearings:

Jakubiuk Agricultural Building – SCTM#1000-55-1-8.3

First Universalist Church – SCTM#1000-63-6-6.1 & 6.2

PUBLIC HEARINGS

6:01 p.m. – 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

6:02 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

APPROVAL OF PLANNING BOARD MINUTES

- July 9, 2018
- August 6, 2018