

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

WORK SESSION AGENDA
Monday, September 28, 2020
4:00 p.m.

This meeting is public; however it does not constitute a public hearing. Testimony from the public may not be solicited nor received. The Planning Board may add or remove applications from the Agenda upon its discretion, without further notice. Applications may not be heard in the order they appear on this agenda.

This work session will be held virtually via the Zoom online platform. Pursuant to Executive Order 202.1 of New York Governor Andrew Cuomo in-person access by the public will not be permitted.

Options for public attendance:

- To join via computer:
[Click Here](#)

Or

Online at the website zoom.us, click "Join a Meeting" and enter the

Meeting ID: **919 6549 3117**

Password: **936235**

- Join by telephone:
Call 1(646)558-8656
Enter Meeting ID and password when prompted (same as above)

Project Name:	George L. Penny Inc. Contractors Yard Amended	SCTM#:	1000-53-2-27.2
Location:	67480 Route 25, Greenport		
Description:	This amended site plan is for a proposed contractors yard including eight (8) existing buildings totaling 24,634 sq. ft. on 2.68 acres in the LI Zoning District.		
Status:	Pending		
Action:	Update		
Attachments:	Staff Report		

Project name:	Baxter, William J. Jr.	SCTM#:	1000-102-5-9.4
Location:	260 Griffing Street, Cutchogue		
Description:	This proposal is for a Standard Subdivision of a 2.38-acre parcel into 4 lots where Lots 1, 2 & 3 = 0.6 acres each, and Lot 4 = 0.5 acres, in the Hamlet Business Zoning District.		
Status:	Conditional Preliminary Plat Approval		
Action:	Review C&R's and Engineer Report		
Attachments:	Staff Report		

Project Name:	Strong's Storage Buildings	SCTM#:	1000-106-6-13.4
Location:	3430 Mill Road, Mattituck		
Description:	This site plan is for the proposed construction of two (2) buildings for boat storage, one at 52,500 sq. ft. and the other at 49,000 sq. ft., located on 32.6 acres in the MII and R-80 Zoning Districts where there are 69,245 sq. ft. of existing boatyard buildings.		
Status:	Pending		
Action:	SEQRA Draft Scope Review		
Attachments:	Staff Report		

Project Name:	Harold R. Reeve & Sons, Inc. Standard Subdivision	SCTM#:	1000-140-1-6
Location:	1605 Wickham Avenue, Mattituck		
Description:	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 each in the R-40 Zoning District and Lot 4 equals 1.8 acres located in both the R-40 and LB Zoning Districts.		
Status:	Conditional Preliminary Plat Approval		
Action:	Review for Conditional Final Approval		
Attachments:	Staff Report		

Project Name:	Mattituck-Laurel Library Amended (Parking Lot Expansion)	SCTM#:	1000-114-11-2
Location:	13900 Route 25, Mattituck		
Description:	This proposed amended site plan is to increase the existing parking area by 24 spaces, from 34 spaces to 58 spaces (including 5 ADA) on 1.5 acres in the RO/R-40 Zoning District.		
Status:	Pending		
Action:	Update		
Attachments:	Staff Report		

Project Name:	Lebkuecher Standard Subdivision	SCTM#:	1000-125.-2-2.2
Location:	3475 Aldrich Lane & 935 Franklinville Road, Laurel		
Description:	This proposal is for a Standard Subdivision of a 35.79-acre parcel into two lots, where Lot 1 is 3.66 acres with an existing residential structure and Lot 2 is 32.13 acres with greenhouses in active farm use, in the R-80 and HB Zoning Districts.		
Status:	Pending		
Action:	Sketch Plan Completeness		
Attachments:	Staff Report		

Project Name:	Zupa & Paradise Point HOA Resubdivision	SCTM#:	1000-81-1-16.7 & 1000-81-3-29
Location:	580 Basin Road, Southold		
Description:	This resubdivision proposes to transfer 5,240 sq. ft. from SCTM#1000-81.-1-16.7, the residential parcel, to SCTM#1000-81.-3-29, the road parcel, in order to provide one contiguous common access to the docks owned by the Paradise Point Association. As a result of this resubdivision, SCTM#1000-81.-1-16.7 will decrease from 75,533 sq. ft. to 70,293 sq. ft., and SCTM#1000-81.-3-29 will increase from 20,512 sq. ft. to 25,752 sq. ft. in the R-80 Zoning District. The Zoning Board of Appeals approved the undersized lot area in variance File: 7186.		
Status:	Pending		
Action:	Referral Review		
Attachments:	Staff Report		

Project Name:	The Orchards	SCTM#:	1000-27-1-3
Location:	2595 Orchard Street, Orient		
Description:	This proposal is for a Clustered Standard Subdivision of a 13.3 acre parcel into five lots where Lot 1 = 9.33 acres including a 1.35 acre building envelope and 7.98 acres of preserved Open Space, Lot 2 = 0.99 acres, Lot 3= 1.14 acres, Lot 4= 0.92 and Lot 5= 0.92 acres in the R-80 Zoning District.		
Status:	Conditional Sketch Approval		
Action:	DEIS Review		
Attachments:	Staff Report		

Discussion:

- ❖ ZBA Request for Comments: Gentlemen’s Ridge & Mini-Cedars, w/s/o Stephenson’s Road, Orient, SCTM#1000-17-1-11.5 & 2.2. (Hearing: October 1, 2020)