

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

October 15, 2018
6:00 p.m.
Southold Town Meeting Hall

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **November 5, 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:

Manqieri Resubdivision – This re-subdivision proposes to transfer 9.56 acres from SCTM#1000-125.-3-2.3 to SCTM#1000-125.-3-18 in the AC Zoning District, Laurel. Lot 2.3 will decrease from 11.57 acres to 2.01 acres (proposed Lot 1). Lot 18 will increase from 0.44 acres to 10 acres (proposed Lot 2). The property is located at 2050 Route 25, Laurel. SCTM#1000-125-3-2.3 & 18

SEQRA 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

SUBDIVISIONS

Final Plat Determinations:

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

Final Plat Extensions:

Ovsianik, Allen – This proposed Resubdivision transfers 0.4 acres from SCTM#1000-97-2-16.5 to SCTM#1000-97-2-15. Lot 15 will increase in size from 0.3 acres to 0.7 acres and Lot 16.5 will decrease from 1.5 acres to 1.1 acres located in the R-80 and B Zones. The Property is located at 225 Eugenes Rd., Cutchogue. SCTM#1000-97-2-15 & 16.5

Set Hearing:

Mangieri Resubdivision – SCTM#1000-125-3-2.3 & 18

BOND DETERMINATIONS

Bond Release:

Cutchogue Business Center - This proposal is a Standard Subdivision of a 6.10 acre parcel into five lots where Lot 1 equals 1.29 acres, Lot 2 equals 0.92 acres, Lot 3 equals 1.47 acres, Lot 4 equals 0.92 acres, and Lot 5 equals 1.06 acres, located in the Light Industrial Zoning District. The property is located at 12820 Oregon Road, on the corner of Cox Lane & Oregon Road, Cutchogue. SCTM#1000-83-3-4.6

SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT

SEQRA Determinations:

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

SITE PLANS

Determinations:

870 Love Lane Professional Office and Apartment – This proposed site plan is for the conversion of an existing two-story single family dwelling to a 1,296 sq. ft. Professional office on the first floor and 830 sq. ft. apartment on the second floor with nine parking stalls on 0.7 acres in the Residential Office (RO) zoning district, Mattituck. The property is located at 870 Love Lane. SCTM#1000-140-2-17

Park & Playground Findings:

Vineyard View – SCTM#1000-40-3-1

Local Waterfront Revitalization Program (LWRP) Consistency:

Vineyard View – SCTM#1000-40-3-1

PUBLIC HEARINGS

6:01 p.m. – 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

6:02 p.m. – 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

6:03 p.m. – 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

APPROVAL OF PLANNING BOARD MINUTES

- September 10, 2018