

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

November 5, 2018
6:00 p.m.
Southold Town Meeting Hall

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **December 3, 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:

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

Kardwell & Reeve Resubdivision – This resubdivision proposes to legalize the transfer of 0.19 acres from SCTM1000-114.-11-24.1 to SCTM1000-114.-11-24.3 as created by deed in Liber 9576 Page 106 recorded in the Suffolk County Clerk's Office on June 3, 1984. SCTM1000-114.-11-24.3 totals 1.88 acres in the HB Zoning District and SCTM1000-114.-11-24.1 totals 1.01 acres in the R-40 Zoning District, located at 13560 Main Road, Mattituck, +/- 200' east of Wickham Avenue. SCTM#1000-114-11-24.3 & 24.1

SEQRA 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 from the non-conforming lot size. SCTM#1000-56-4-22 & 24

SUBDIVISIONS

Extension of Time to Render Preliminary Plat Determinations:

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 0.97 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

Final Plat Determinations:

Chloem, Patterson and Tuccio Resubdivision – SCTM#1000-56-4-22 & 24

Set Preliminary Plat Hearings:

Duffy Standard Subdivision –SCTM#1000-111-11-26.1

Waiver of Provisions:

Kardwell & Reeve Resubdivision –SCTM#1000-114-11-24.3 & 24.1

SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT

SEQRA Type Classifications:

North Fork Woodworks – This site plan is for the proposed conversion of an existing 2,195 sq. ft. building to an office with accessory apartment, construction of a 744sf accessory garage and 18 parking stalls on 0.46 acres in the Hamlet Business Zoning District. The property is located at 810 Traveler Street, Southold. SCTM#1000-61-1-15.3

SITE PLANS

Set Hearings:

North Fork Woodworks – SCTM#1000-61-1-15.3

Approval Extensions:

Purita Winery - This Site Plan is for the alteration and expansion of existing buildings into a new winery totaling 6,304 sq. ft. which includes 267 sq. ft. of office, 347 sq. ft. of retail, 3,249 sq. ft. of tasting room, 671 sq. ft. of storage area, 1,770 sq. ft. of production area and stone terrace with 25 parking spaces on a 3.7431-acre parcel in the A-C Zoning District. The property is located on the n/s/o Old North Road, approximately 286 ft. w/o County Road 48, known as 19110 Old North Road, in Southold. SCTM#1000-51-3-4.11

PUBLIC HEARINGS

6:01 p.m. – Mangieri Resubdivision – This resubdivision 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

HEARINGS HELD OVER

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

APPROVAL OF PLANNING BOARD MINUTES

- October 15, 2018