



Southold 2020

The New Comprehensive Plan for the Town of Southold

COMPREHENSIVE PLAN TEAM (Subcommittee on Land Use)

MEETING MINUTES

January 6, 2014 1:00pm-2:15pm

Attending:

Planning Board: Don Wilcenski, James Rich III, William Cremers,
Martin Sidor
Planning Department: Heather Lanza, Mark Terry
Special Projects Coordinator: Phillip Beltz

1. This meeting focused on Peconic and New Suffolk hamlets existing commercial zoning.
2. Peconic:

- a. The team looked over the existing zoning using the internet computer mapping program and paper maps.
- b. For Peconic, the hamlet center was reviewed and the HB zoned parcels were noted as being located on both sides of the road in a small area. With its limited infrastructure and small size, Peconic's HB zoned parcels may be candidates for a revised HB zoning district that identifies broader possible uses, while limiting uses that are too intense for the area.

There are limitations to the hamlet center with respect to parking and pedestrian connectivity to other areas, including CR 48 and the recreation areas farther south on Peconic Lane.

It was noted that Peconic is the recreation hub of the town and that there have been some complaints that people attending games at the athletic fields have no place to buy refreshments. This isn't necessarily a land use issue and could easily be solved by a small concession stand or vending machines in the park.

- c. Commercial zoning on CR 48 was also reviewed in Peconic. The team will be identifying the existing uses there now, and thinking about zoning that supports those existing uses. The idea of a new zoning district for the CR 48 corridor was brought up. This new district would allow service businesses such as landscapers and other service industries located on the highway, while still preserving the scenic corridor.
- d. A review of the history of the CR48 Land Use study and its implementation is also recommended.

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- e. The Light Industrial and B zones currently in Peconic appear to remain appropriately located as they are.
 - f. It was noted that the new brewery would likely bring new traffic to Peconic Lane.
 - g. There is limited municipal parking in Peconic.
3. New Suffolk:
- a. Municipal parking is an issue.
 - b. Is the small parcel that is zoned Resort Residential appropriately zoned?
 - c. Another small hamlet with limited infrastructure and close to the water – should the HB zoned parcels be considered for a new revised HB zoning district that broadens uses, while at the same time limiting uses that would be too intense for this hamlet.
 - d. Marine zoning in New Suffolk appears to remain appropriately located.
4. Next: site visits to East Marion, Peconic, New Suffolk and Laurel. End of this week.
5. Next Meeting:
Monday, January 13, 2014 at 1pm
Annex Board Room