

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

Monday, January 9, 2023
4:00 p.m.

Options for public attendance:

◆ In person:

Location: Southold Town Hall, 53095 NYS Route 25, Southold.

or

◆ To join via computer:

[Click Here](#)

or

Online at the website **zoom.us**

Click "Join a Meeting"

Meeting ID: **828 4549 8820**

Password: **974369**

◆ Join by telephone:

Call 1 (646) 558-8656

Enter Meeting ID and password when prompted (same as above)

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **February 6, 2023 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.

SITE PLAN APPLICATIONS

SET HEARING:

Arrow Horse Farm – This agricultural site plan is for the proposed construction of an 8,064 sq. ft. building for the keeping, breeding, raising and training of horses with eighteen stalls and no basement; a 1,800 sq. ft. agricultural storage building, two 240 sq. ft. run-in sheds with supporting parking and driveway access on ±17.02 acres with Southold Town Development Rights in the A-C/R-80 Zoning District. The property is located at 13945 Oregon Road, Cutchogue. SCTM#1000-83-2-9.3

Peconic Watersports – This site plan is for the proposed creation of a 7,535 sq. ft. marine sales, service, and storage facility, including the demolition of an existing building, on a 37,123 sq. ft. parcel in the General Business “B” Zoning District. The property is located at 46770 County Road 48, Southold. SCTM#1000-55-5-9.1

SEQRA CLASSIFICATIONS:

Arrow Horse Farm – (see description above) SCTM#1000-83-2-9.3

Peconic Watersports – (see description above) SCTM#1000-55-5-9.1

SUBDIVISIONS

STATE ENVIRONMENTAL QUALITY REVIEW ACT - Adopt Findings Statement

The Orchards Standard Subdivision – This proposal is for a Clustered Standard Subdivision to subdivide 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, and Lots 2 through 5 are each +/- 1 acre in the R-80 Zoning District. The property is located at 2595 Orchard Street, on the northeast side of Orchard Street, approximately 17' northwest of Platt Road, in Orient. SCTM#1000-27-1-3

ACCEPT PERFORMANCE BOND:

Baxter Standard Subdivision (aka North Fork Estates) - This four-lot approved subdivision is located in the Hamlet Business Zoning District on the northeast side of Griffing Street at the intersection with Schoolhouse Road in Cutchogue. SCTM#1000-102-5-9.7, 9.8, 9.9 & 9.10.

CONDITIONAL PRELIMINARY PLAT DETERMINATION:

Kalagiros Standard Subdivision – This standard subdivision proposes to subdivide a 4.28-acre parcel into two 2-acre lots in the Agricultural Conservation zoning district. The property is located at 18365 CR 48, Cutchogue. SCTM#1000-95-4-16.1