

**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**

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**PUBLIC MEETING AGENDA**

Monday, January 10, 2022  
6:00 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: 858 7423 2737

Password: 140818

◆ 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 7, 2022 at 6:00 p.m.** as the time for the next regular Planning Board Meeting.

## SUBDIVISIONS

### CONDITIONAL SKETCH PLAT APPROVAL EXTENSION:

**Orient Point Conservation Subdivision** – This proposal is for a 75/75 clustered Conservation Subdivision of 36.14 acres, currently comprised of six parcels, into 5 residential lots ranging in size from 1.6 to 1.9 acres, and one agricultural parcel with a 0.9 acre development area and with 25.68 acres of farmland from which development rights are proposed to be sold to the Town of Southold, in the R-80 and R-40 zoning districts. This property is located at 32357 Old Main Street, Orient. SCTM#1000-14.-2-29.2, 29.3 & 29.4 and SCTM#1000-19-2-2, 3, & 12.2

### FINAL PLAT DETERMINATIONS:

**Baxter, William J., Jr.** - This proposal is a Standard Subdivision of a 2.38 acre parcel into 4 lots where Lot 1 = 0.62 acres, Lot 2 = 0.63 acres, Lot 3 = 0.62 acres and Lot 4 = 0.52 acres, in the Hamlet Business Zoning District. The property is located at 260 Griffing Street, on the northeast side of Griffing Street, +/- 402' west of SR 25, in Cutchogue. SCTM#1000-102-5-9.4

**Peter Harbes Open Development Area – Lot Creation** – This proposed conservation subdivision is to subdivide a 22.1659-acre parcel into 4 lots, one of which the Town of Southold purchased the Development Rights over 18 acres for farmland preservation. The property is located at 5645 Aldrich Lane, Laurel. SCTM#1000-120-3-11.11

### SET PUBLIC HEARING:

**Messina Conservation Subdivision** – This 80/60 conservation subdivision proposes to subdivide 50 acres into eight (8) residential lots of approximately 35,000 sq. ft. each, and one 43.6-acre parcel to be preserved as open space by the Town. The property is located at 705, 751 & 2425 Laurel Avenue, Southold. SCTM#1000-56-1-1, 55-6-35 & 36

### STATE ENVIRONMENTAL QUALITY REVIEW ACT TYPE CLASSIFICATION:

**Messina Conservation Subdivision** – (see description above) SCTM#1000-56-1-1, 55-6-35 & 36

**BOND RELEASE:**

**Schreiber Minor Subdivision** – This proposal is to amend the covenants from this four-lot subdivision approved in 2004. The amendments clarify the ownership and maintenance responsibilities for the private road that will access three lots from Oregon Road. The road has not yet been constructed, nor have the three lots been developed. The property is located on the north side of Oregon Road, west of Alvah's Lane in Mattituck in the R-80 zoning district. SCTM#1000-95-1-4.2 through 4.4, and 1000-82-2-1 & 2.

**SITE PLAN APPLICATIONS**

**SET HEARING:**

**Fishers Island Artist Workshop** – This Site Plan application is for proposed interior renovations and site work to convert an existing 2-story 12,345 sq. ft. storage building to an artist workshop on 2.1 acres in the General Business Zone.. The property is located on Fox Lane, Fishers Island. SCTM#1000-12-1-2

**STATE ENVIRONMENTAL QUALITY REVIEW ACT TYPE CLASSIFICATION:**

**Fishers Island Artist Workshop** – (see description above)  
SCTM#1000-12-1-2

**PUBLIC HEARING**

**6:02 PM – NOFO Center Amended** – This site plan is for proposed interior alterations to an existing 4,866 sq. ft. multi-use building, no footprint expansion, with thirty-six parking stalls on 0.7 acres in the General Business Zoning District. The property is located at 75 Marlene Lane, Mattituck. SCTM#1000-143-3-1