

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

WORK SESSION AGENDA

Monday, January 23, 2023
4:00 p.m.

This meeting is public; however it does not constitute a public hearing. Testimony from the public may not be solicited nor received. The Planning Board may add or remove applications from the Agenda upon its discretion, without further notice. Applications may not be heard in the order they appear on this agenda.

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: 898 6870 0557

Password: 173842

◆ Join by telephone:

Call 1 (646) 558-8656

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

Project Name:	Dish Wireless Colocation at Orient Fire District	SCTM#:	1000-18-5-13.8
Location:	23300 Main Road, Orient		
Description:	This amended wireless communication facility application is for a proposed Dish Wireless colocation at 66' a.g.l. on an approved 90' tall stealth canister tower, and the addition of associated ground equipment within a 35 sq. ft. leased area. There are two other existing carriers at various heights on the cell tower with associated ground equipment, as well as existing fire department buildings, all located on 4.36 acres in the R-80 Zoning District.		
Status:	New Application		
Action:	Review for Completeness		
Attachments:	Staff Report		

Project Name:	Hard Corner Southold Mixed Use	SCTM#:	1000-61-4-1
Location:	53530 Route 25, Southold		
Description:	This site plan is for the proposed mixed-use construction of a 2-story 4,983 sq. ft. building fronting NYS Route 25 with retail on the first floor and three Affordable Housing apartments on the second floor and 25 parking stalls; and four 1,597 sq. ft. 55 and older rental units along Wells Avenue, all on 2.28 acres in the Hamlet Business Zoning District.		
Status:	Pending		
Action:	Review for Determination		
Attachments:	Staff Report		

Project Name:	Paul's Lane & Leon Petroleum Resubdivision	SCTM#:	1000-74-4-5 & 7.1
Location:	On the s/e corner of CR 48 and Paul's Lane		
Description:	This resubdivision proposes to transfer 31,914 sq.ft. from SCTM#1000-74.-4-5 to SCTM#1000-74.-4-7.1. Lot 5 (Parcel 1) will decrease in area from 2.7 acres to 1.9 acres, and Lot 7.1 (Parcel 2), will increase in area from 0.8 acres to 1.5 acres. Parcel 1 will be entirely in the B zoning district. Parcel 2 will consist of 50,938 sq. ft. of B-zoning, and 15,000 sq. ft. of LB-zoning.		
Status:	New Application		
Action:	Review for Completeness		
Attachments:	Staff Report		

Discussion:

❖ ZBA Requests for Comments:

- 12425 Sound LLC (Fohrkolb), 12425 Sound Ave. Mattituck, SCTM#1000-141-3-39 **DUE: January 26, 2023**
- John & Margaret Smyth, 29330 NYS Route 25, Cutchogue, SCTM#1000-102-6-23.1 **DUE: April 23, 2023**
- Charles & Kavita Vansant, 1355 & 1285 Smith Road, Peconic SCTM#1000-98-4-12, 13 & 14 **DUE: April 23, 2023**
- 170 Moores Lane Realty, 170 Moores Lane, Greenport, SCTM#1000-45-7-3 **DUE: March 30, 2023**

❖ Site Plan Use Determinations (SPUD):

- Zuhoski, David Ag Barn, 12025 Oregon Road, Cutchogue, SCTM#1000-83-2-13.6

❖ TB Requests for Comments:

- A Local Law in relation to Amendments to Chapter 280, Zoning in connection with the Affordable Housing District. **HEARING: March 14, 2023**