

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 SOUTHOOLD

PUBLIC MEETING AGENDA

Monday, February 6, 2023
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: **867 1866 3855**

Password: **218584**

◆ 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, **March 13, 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

DETERMINATIONS:

Hard Corner Southold Mixed Use – This site plan is for the proposed construction of a 2-story 4,983 sq. ft. mixed-use building fronting NYS Route 25 with retail on the first floor and three (3) apartments on the second floor, and 25 parking stalls; and four (4) 1,597 sq. ft. rental units (age-restricted 55+) along Wells Avenue, all on 2.28 acres in the Hamlet Business (HB) Zoning District. The property is located at 53530 Route 25, Southold. SCTM#1000-61-4-1

First Universalist Church – This proposed Site Plan is for the construction of a one story 3,950 sq. ft. place of worship and 34 parking stalls. There is an existing parish house and single-family dwelling to remain, all on 1.2 acres in the Residential Office (RO) Zoning District. The property is located at 51970 Route 25, Southold. SCTM#1000-63.-6-6.1

Dish Wireless Colocation at Orient Fire District – This amended wireless communication facility application is for a proposed Dish Wireless colocation at 66' a.g.l. on an approved 100' 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. The property is located at 23300 Main Road, Orient. SCTM#1000-18-5-13.8

SUBDIVISIONS

CONDITIONAL PRELIMINARY PLAT DETERMINATION:

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, Lot 2 = 0.99 acres, Lot 3 = 1.14 acres, Lot 4 = 0.92 and Lot 5 = 0.92 acres 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

PUBLIC HEARING

6:01 PM – Greenport Medical Offices & Residences – This Site Plan application is for the proposed construction of four (4) 10,900 sq. ft. office buildings with three (3) medical office units on the first floor and ten (10) apartments on the second floor of each, for a total of 12 medical offices, and 40 apartments. It also includes a parking lot with 120 parking stalls on 4.7 acres in the RO and R-40 Zoning District. An alternative site plan (the “mitigation plan”) is also provided for review. This second plan is proposed as mitigation of potential impacts from the original proposal pursuant to the State Environmental Quality Review Act. The mitigation plan proposes three 10,900 sq. ft. office buildings with three medical office units on the first floor and ten apartments on the second floor. The mitigation proposed includes the reduction in the number of medical offices from twelve to nine, and the reduction in the number of apartments from 40 to 30. The mitigation plan includes, in part, the removal of one of the buildings, a reduction in the size of the parking lot, an increase in the buffer size, and the relocation and reduction in length of the western driveway. The property is located at 160 NYS Route 25, Greenport. SCTM#1000-34-2-1.

6:02 PM - 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

6:03 PM - 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