

**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, February 7, 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: 853 1951 5252

Password: 235641

◆ 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 14, 2022 at 6:00 p.m.** as the time for the next regular Planning Board Meeting.

## SUBDIVISIONS

### STATE ENVIRONMENTAL QUALITY REVIEW ACT TYPE CLASSIFICATIONS:

**The Fields at Mattituck Resubdivision** – This resubdivision proposes to separate the drainage area for the new road serving the lots of The Fields at Mattituck subdivision from Lot 27 and join the area to the road so that it may be dedicated to the Town along with the subdivision road. The property is located at 4935 Bergen Avenue, Mattituck. SCTM#1000-113-2-1.2 & 106.-8-81

**Peconic Onwego Standard Subdivision** – This Standard Subdivision proposes to subdivide a 3.65 acre parcel into 2 lots. Lot 1 equals 2.73 acres and lot 2 equals .92 acres in the Limited Business and Residential Office Zoning Districts. The property is located at 32900 CR 48, Peconic. SCTM#1000-74-4-14.3

### STATE ENVIRONMENTAL QUALITY REVIEW ACT DETERMINATION:

**Jenkins Conservation Subdivision** – This proposal is for a Conservation Subdivision of a 17.89 acre parcel into two lots, where Lot 1 is 1.84 acres and contains an existing house and accessory buildings, and Lot 2 is 16.05 acres and contains a Town drainage easement of 0.28 acres and 15.77 acres of agricultural land. The Town purchased development rights on 15.77 acres of Lot 2 in 2001, and ownership of this property has not changed since that time. The property is located at 2800 Depot Lane, Cutchogue, in the AC Zoning District. SCTM#1000-102-2-2.6

**Walsh Park Standard Subdivision** – This proposal is for a Standard Subdivision of a 3.82-acre parcel into three lots, where Lot 1 is 0.59 acres and contains two residential dwellings and a sewer easement, Lot 2 is 2.16 acres and contains a sewer and water easement and Lot 3 is 1.08 acres and contains two residential dwellings, a right of way and water easement. The property is located on the southeast side of Winthrop Avenue, at the intersection of Equestrian Avenue on Fishers Island, in the Hamlet Density Zoning District. SCTM# 1000-9-10-10.

### CONDITIONAL SKETCH PLAT APPROVAL:

**Peconic Onwego Standard Subdivision** – (see description above) SCTM#1000-74-4-14.3

### CONDITIONAL FINAL PLAT APPROVAL:

**Jenkins Conservation Subdivision** – (see description above) SCTM#1000-102-2-2.6

**APPROVAL EXTENSION:**

**Fishers Island Weathervane Resubdivision** – This resubdivision proposes to transfer 4,617 sq. ft. from Lot 1 (SCTM#1000-2-1-8.1) to Lot 2 (SCTM#1000-2-1-8.2), and 2,884 sq. ft. from Lot 2 to Lot 1. Lot 1 will decrease from 69,972 sq. ft. to 68,239 sq. ft., and Lot 2 will increase from 72,818 sq. ft. to 74,551 sq. ft. in the R-120 zoning district. Both lots require a variance from the Zoning Board of Appeals to be less than the minimum lot size of 120,000 sq. ft. SCTM#1000-2-1-8.1 & 8.2

**SET HEARING:**

**Walsh Park Standard Subdivision** – (see description above) SCTM#1000-9-10-10

**WAIVE HEARING:**

**The Fields at Mattituck Resubdivision** – (see description above) SCTM#1000-113-2-1.2

**SITE PLAN APPLICATIONS**

**APPROVAL EXTENSION:**

**Tenedios Barn & Greenhouse Amended** – This amended agricultural site plan is for the relocation of a one story 8,664 sq. ft. building to house livestock and store feed, supplies and farm equipment; which was granted conditional approval from the Planning Board in 2019 and not constructed. The plan includes a 60' x 24' (1,440 sq. ft.) greenhouse and other accessory agricultural buildings on a 34.5 acre farm, of which 29.5 acres have development rights held by Southold Town and 5 acres have development rights intact (the greenhouse is located in the 5-acre area and the barn is located in the 29.5-acre area) in the R-200 Zoning District. The property is located at 28410 Route 25, Orient. SCTM#1000-19-1-1.4 & 1.3

**PUBLIC HEARINGS**

**6:01 PM – 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

**6:02 PM – 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