

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, March 13, 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: 836 4917 4861

Password: 563001

◆ 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, **April 10, 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

STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA) DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS) ADEQUACY FOR PUBLIC REVIEW:

Strong's Storage Buildings – This site plan is for the proposed construction of two (2) buildings for boat storage, one at 52,500 sq. ft. and the other at 49,000 sq. ft., located on 32.6 acres in the MII and R-80 Zoning Districts where there are 69,245 sq. ft. of existing boatyard buildings. The property is located at 3430 Mill Road, Mattituck. SCTM#1000-106-6-13.4

SEQRA SET HEARING FOR DEIS:

Strong's Storage Buildings – (see description above) SCTM#1000-106-6-13.4

SUBDIVISIONS

CONDITIONAL SKETCH PLAT DETERMINATION:

Cooper Standard Subdivision – This proposal is for a Standard Subdivision of a 25.86-acre parcel into three lots, where Lot 1 is 9.47 acres, Lot 2 is 8.28 acres, and Lot 3 is 8.11 acres. The property is located at 2200 Breakwater Road, Mattituck. SCTM#1000-106-9-2.3

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

CONDITIONAL FINAL PLAT EXTENSION:

Islands End Golf & Country Club and Turner Estate Resubdivision - This resubdivision proposes to reconfigure the two King Trust parcels SCTM#1000-35-.2-1 & 35-2.-11 into one lot (Lot 1) equal to 92.43 acres with development rights sold on 83.93 acres and a 5.50 acre development area and the two Club parcels SCTM#1000-35-.2-12 & 35-2.-2-17.1 into one lot (Lot 2) equal to 34.38 acres with development rights sold on 30.03 acres and a development area of 4.25 acres and a parking easement area of 0.43 acres in the R-80 Zoning District. The property is located at 4675, 5243 & 5025 NYS Route 25, East Marion. SCTM#1000-35-2-11, 12 & 17.1

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

CONDITIONAL FINAL PLAT DETERMINATION:

Paradise & James Resubdivision – This resubdivision proposes to transfer 5,183 sq. ft. from SCTM#1000-81-1-24.3 to SCTM#1000-81-3-1.4. The land being transferred is unbuildable and will not convey any new development potential. The property is located at 5000 & 5300 Paradise Point Road, Southold. SCTM#1000-81-3-1.4 & 81-1-24.3

FINAL PLAT DETERMINATION:

Ffolliott Resubdivision – This resubdivision proposes to transfer 4,168 sq. ft. from SCTM#1000-24-1-4.1 (Lot 1) to SCTM#1000-24-1-2 (Lot 2). Following the transfer, Lot 1 would decrease from 0.43 acres to 0.33 acres, and Lot 2 would increase from 0.37 acres to 0.46 acres in the R-40 zoning district. The property is located at 510 & 390 Oyster Ponds Lane, Orient. SCTM#1000-24-1-2 & 4.1

The Gaines Gwathmey Family Resubdivision – This resubdivision proposes to transfer 6,941 square feet from Lot 1 to 2 and transfer 6,941 from Lot 2 to 1 in the R-120 zoning district. The amount of area to be transferred between the lot is even. Following the transfer Lot 1 will equal 29,335 sq. ft. and Lot 2: 64,712 sq. ft. The property is located at 173 Pheasant Drive & 22617 East Main Road, Fishers Island. SCTM#1000-5-2-2 & 3

ACCEPT BOND:

Pederson Standard Subdivision – This proposal is for the Standard Subdivision of a 9.2-acre parcel into 3 lots, where Lot 1 is 5.1 acres, Lot 2 is 2.3 acres, and Lot 3 is 1.8 acres, in the R-40 Zoning District. This parcel is located south of the intersection of Aquaview Avenue and Circle Drive in East Marion. SCTM#1000-21-3-15

PUBLIC HEARING

6:01 p.m. - Paul's Lane & Leon Petroleum Resubdivision – This resubdivision application 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. The property is located at the western corner of the intersection of Paul's Lane and CR 48, Peconic. SCTM#1000-74-4-5 & 7.1

HEARING HELD OVER

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; an 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