

**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, April 5, 2021  
6:00 p.m.

This meeting is public. 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.

This public meeting will be held virtually via the Zoom online platform. Pursuant to Executive Order 202.1 of New York Governor Andrew Cuomo in-person access by the public will not be permitted.

Options for public attendance:

- To join via computer:

[Click Here](#)

Or

Online at the website [zoom.us](https://zoom.us), click "Join a Meeting" and enter the

Meeting ID: 976 7081 1475

Password: 783506

- 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, **May 3, 2021 at 6:00 p.m.** as the time for the next regular Planning Board Meeting.

## SUBDIVISIONS

### STATE ENVIRONMENTAL QUALITY REVIEW ACT RE-CLASSIFICATION:

**Colusa North Conservation Subdivision** – This proposal is for an 80/60 Conservation Subdivision of 66.2 acres into 11 residential lots ranging in size from 0.8 acres to 2 acres with a private road (2.5 acres), and an agricultural lot of 51.26 acres, from which development rights are proposed to be sold to the Town of Southold in the AC and R-80 zoning districts. The property is located at 7750 Bridge Lane, Cutchogue. SCTM#1000-84-2-1.1, 3.3, 3.4

### CONDITIONAL FINAL PLAT APPROVAL EXTENSION:

**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

### CONDITIONAL FINAL PLAT DETERMINATION:

**Liebert Standard Subdivision** – This proposal is for the standard subdivision of a 2.43-acre parcel into two lots, where Lot 1 equals 54,134 sq. ft. and Lot 2 equals 54,134 sq. ft. in the R-40 Zoning District. This parcel is located at 6510 Horton Lane (+/- 100' southeast of the intersection of Jennings Road and Hortons Lane), Southold. SCTM#1000- 54.-3-14.8

### EXTENSION OF TIME TO RENDER A FINAL PLAT DETERMINATION:

**Harold R. Reeve & Sons, Inc.** – This proposal is for a Standard Subdivision of a 5.1 acre split-zoned parcel into 4 lots where Lots 1-3 equal 1 acre each in the R-40 Zoning District and Lot 4 equals 1.9 acres located in the LB Zoning District. The property is located at 1605 Wickham Avenue, on the n/s/o County Road 48, approximately 190' w/o Wickham Avenue, in Mattituck. SCTM#1000-140-1-6

### SET HEARING:

**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**

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

**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

**Southold Indian Museum** – This site plan is for the proposed construction of fourteen (14) parking stalls and the addition of an ADA compliant lift with new front entry to an existing museum on 1.12 acres in the R-80 Zoning District. The property is located at 1080 Main Bayview Road, Southold. SCTM#1000-70-7-18

### **STATE ENVIRONMENTAL QUALITY REVIEW ACT - ADOPT AMENDED FINAL SCOPE:**

**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

### **SET HEARING:**

**Southold Indian Museum** – (see description above) SCTM#1000-70-7-18

### **DETERMINATION:**

**Peconic Landing Amended Wellness Center** – This amended site plan is for the proposed construction of a 1,138 sq. ft. addition to the existing Wellness Center and a reconfiguration of the parking lot in front of the subject addition and the entrance to the existing Community Center, all part of an existing continuing care retirement community on 144 acres in the Hamlet Density Zoning District. The property is located at 1205 Route 25, Greenport. SCTM#1000-35-1-25

**APPROVAL EXTENSION:**

**North Fork Self Storage #3** – This site plan is for the proposed construction of two (2) 2-story self-storage buildings at 53,800 sq. ft. and 37,750 sq. ft. which includes a 300 sq. ft. office; and 18 parking stalls on 3.7 acres in the Light Industrial Zoning District. The property is located at 65 Commerce Drive, Cutchogue. SCTM#1000-96-1-1.3

**PUBLIC HEARINGS**

**6:01 p.m. - Indian Neck Farm Amended** – This amended agricultural site plan application is for the proposed construction of a curb cut for access to Skunk Lane and the closure of an existing curb cut to Indian Neck Lane, for an existing farm comprising of four parcels totaling +132 acres with over 20,000 sq. ft. of existing buildings in the AC Zoning District. The property is located at 3595 Skunk Lane and 4170 Indian Neck Lane, Peconic. SCTM#1000-97.-9-12 & 10.4 and SCTM#1000-98-1-2.1 & 27.1

**6:02 p.m. - Travelers Street Affordable Housing** – This site plan application is for the proposed interior conversion of an existing 2 – Story 1,979 sq. ft. dwelling on NYS Route 25 to include two (2) apartments at 850 sq. ft. each; the construction of three (3), 3,640 sq. ft. 2 – Story buildings, each with four (4) 813 sq. ft. apartments and unfinished basement, and twenty-eight (28) parking stalls on 1.12 acres in the Affordable Housing District (AHD). The property is located at 53315 NYS Route 25, Southold. SCTM#1000-61-1-9.1

**6:03 p.m. – Lebkuecher Standard Subdivision** – This proposal is for a Standard Subdivision of a 35.79-acre parcel into two lots, where Lot 1 is 3.66 acres with an existing residential structure and Lot 2 is 32.13 acres with greenhouses in active farm use, in the R-80 & HB Zoning Districts, located at 935 Franklinville Rd, Laurel. The access to the existing home is located at 3475 Aldrich Lane, Laurel. SCTM#1000-125.-2-2.2