

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, April 11, 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: 891 2181 7401

Password: 570535

◆ 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 9, 2022** at **6:00 p.m.** as the time for the next regular Planning Board Meeting.

SUBDIVISIONS

CONDITIONAL SKETCH PLAT DETERMINATION:

Kalagiros Standard Subdivision – This standard subdivision proposes to subdivide a 4.28 acre parcel into two lots where Lot 1 equals 2 acres and Lot 2 equals 2 acres in the Agricultural Conservation zoning district. The property is located at 18365 CR 48, Cutchogue. SCTM#1000-95-4-16.1

CONDITIONAL PRELIMINARY PLAT DETERMINATION:

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, Lot 2 is 2.16 acres and Lot 3 is 1.08 acres in the Hamlet Density zoning district. The property is located on the south side of Winthrop Avenue and the west side of Equestrian Avenue, Fishers Island. SCTM#1000-9-10-10

PRELIMINARY PLAT EXTENSION:

Mazzoni Subdivision – This proposal is for a Standard Subdivision of a 22.94 acre parcel into 5 lots where Lot 1 = 2.34 acres, Lot 2 = 1.78 acres, Lot 3 = 2.18 acres, Lot 4 = 0.56 acres, Lot 5 = 16.06 acres inclusive of a 0.97 acre right-of-way, 8.58 acres of Open Space and 6 acres of a Conservation Easement held by the Peconic Land Trust (PLT) located in the R-80 Zoning District. The property is located at 500 Soundview Drive, approximately 782' to the north of NYS Route 25 and 256' to the east of Sound View Drive, Orient. SCTM#1000-13-2-8.2

CONDITIONAL FINAL PLAT EXTENSION:

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

CONDITIONAL FINAL DETERMINATION:

Astley Resubdivision – This resubdivision proposes to merge two parcels into a single 1.35 acre parcel in the R-40 Zoning District. The property is located at 460 North View Drive, Orient. SCTM#1000-13-1-5.2 & 6

SITE PLAN APPLICATIONS

STATE ENVIRONMENTAL QUALITY REVIEW ACT DETERMINATION:

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

PUBLIC HEARING

6:01 PM – The Enclaves Hotel – This proposed site plan is for the construction of a 44-unit, two-story hotel (62,338 sq. ft.), including 59,962 sq. ft. in the main building, 2,376 sq. ft. in 4 detached cottages, a full basement, accessory meeting/event and personal services spaces, an outdoor swimming pool, and the conversion of a two-story dwelling to a 74-seat restaurant (3,610 sq. ft.), with a total of 160 parking spaces on a 6.75 acre parcel in the Hamlet Business zoning district. The property is located at 56655 NYS Route 25, Southold. SCTM#1000-63-3-15