

OFFICE LOCATION:
Town Hall Annex
54375 State Route 25
(cor. Main Rd. & Youngs Ave.)
Southold, NY



MAILING ADDRESS:
P.O. Box 1179
Southold, NY 11971
Telephone: 631 765-1938
www.southoldtownny.gov

PLANNING BOARD OFFICE
TOWN OF SOUTHOLD

PUBLIC MEETING AGENDA
Monday, May 3, 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, click "Join a Meeting" and enter the

Meeting ID: **939 7949 8897**

Password: **585675**

- 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, **June 7, 2021 at 6:00 p.m.** as the time for the next regular Planning Board Meeting.

SUBDIVISIONS

EXTENSION OF TIME TO RENDER A FINAL PLAT DETERMINATION:

Koehler Family Limited Partnership - This proposal is a Clustered Standard Subdivision of a 14.94 acre parcel into seven lots where Lot 1 equals 0.80 acres; Lot 2 equals 0.90 acres inclusive of 0.08 acres of unbuildable lands; Lot 3 equals 1.11 acres inclusive of 0.14 acres of unbuildable lands and .07 acres of easement area; Lot 4 equals 0.70 acres; Lot 5 equals 0.66 acres; Lot 6 equals 0.70 acres; Lot 7 equals 9.51 acres inclusive of 8.72 acre area of Open Space and a .05 right of way easement; located in the R-80 Zoning District. The property is located at 4180 New Suffolk Avenue, on the corner of Marratooka Road and New Suffolk Avenue, in Mattituck. SCTM#1000-115-10-1

STATE ENVIRONMENTAL QUALITY REVIEW ACT CLASSIFICATION CORRECTION:

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

SITE PLAN APPLICATIONS

STATE ENVIRONMENTAL QUALITY REVIEW ACT CLASSIFICATION:

Premium Wine Group Amended 3 – This amended site plan is for the construction of a 1,860 sq. ft. building for office and storage to will connect two existing buildings on site; and, the construction of a 4,402 sq. ft. detached accessory storage building with loading dock and the construction of twelve land banked parking stalls where there exists two buildings totaling 20,585 sq. ft. on a 3.563-acre parcel in the LB Zone, Mattituck. SCTM#1000-121-6-1

STATE ENVIRONMENTAL QUALITY REVIEW ACT DETERMINATION:

Olde Colonial Place LLC – This Site Plan is for the proposed construction of a 4,500 sq. ft. building to consist of four (4) retail units with full basement for storage and twenty-four parking stalls on 0.5 acres in the HB Zoning District. The property is located at 615 Pike Street, Mattituck. SCTM#1000-140-2-21

SET HEARING:

Premium Wine Group Amended 3 – (see description above) SCTM#1000-121-6-1

APPROVAL EXTENSION:

East End Tick & Mosquito Pest Control - This Site Plan is for the proposed conversion of an existing building to a single family dwelling with an attached business office with six (6) parking stalls on 0.25 acres in the Limited Business (LB) Zoning District. The property is located at 36570 Route 25, ±420' s/w/o of the corner of Skunk Lane & State Route 25, Cutchogue. SCTM#1000-97-3-2

AMEND CONDITIONAL APPROVAL RESOLUTION:

Heritage at Cutchogue Amended (aka Harvest Pointe) – This amended site plan proposes to change eight of the approved units from the B2 unit design (livable floor area 1,599 sq. ft.) to a revised C unit design (livable floor area 1,999 sq. ft.). The livable floor area will increase by a total of 3,200 sq. ft. for the overall site. The property is located at 75 Schoolhouse Road, Cutchogue. SCTM#1000-102-1-33.3

PUBLIC HEARINGS

6:01 p.m. – 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.

6:02 p.m. – 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

PUBLIC HEARING HELD OVER

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

APPROVAL OF PLANNING BOARD MINUTES

- August 10, 2020
- October 5, 2020
- November 2, 2020