

OFFICE LOCATION:
Town Hall Annex
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Southold, NY



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PLANNING BOARD OFFICE
TOWN OF SOUTHOLD

PUBLIC MEETING AGENDA

Monday, May 15, 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: 814 3049 5369

Password: 641416

◆ 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 5, 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.

PUBLIC HEARING

6:01 p.m. –Strong's Storage Buildings Draft Environmental Impact Statement – 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

Ground Rules for the Planning Board Public Hearing

1. Please be respectful and remain quiet while others are speaking.
2. This hearing is recorded. For a clean record, at all times please refrain from applauding, calling out, or making other noises.
3. The technical consultants will speak first.
Due to the large amount of information in the DEIS, the Board has split the technical consultants' verbal reports over two meetings; May 15 and June 5.
 - a. Expect this segment to take up to an hour.
 - b. Topics to be covered by the technical experts at the May 15 meeting:
 - Traffic
 - Noise
 - Construction-related impacts & schedule and details
 - Unavoidable Impacts
 - c. Topics to be covered by the technical experts at the June 5 meeting:
 - Water, groundwater modeling
 - Ecological Resources
 - Air Quality
 - Project alternatives and their impacts
4. Next, we will open the floor to everyone that wishes to speak on any topic in the DEIS.
 - a. Each person may speak only once
 - b. Line up at one of the podiums. (on Zoom, raise your hand (via telephone *9))
 - c. State your name first
 - d. Direct your comments to the Planning Board
 - e. Limit your comments to three (3) minutes.
 - f. A tone will sound after 2 minutes, 30 seconds to alert you that you have 30 seconds remaining. A second tone will sound at 3 minutes to let you know your time is up.
We appreciate your adherence to this time limit.
 - g. If three minutes is not enough, you can submit the rest of your comments in writing. You have until at least July 10th to do so.
 - Written comments have the same weight as verbal comments.
 - h. After you are done speaking, write your name on the sign-in sheet.

- i. Note: those attending via Zoom will be invited to speak after all in-person attendees have spoken.
5. The Board plans to keep the hearing open to the next public meeting (June 5)
- If you did not have a chance to speak tonight, you will be able to do so either in person or on Zoom at the June 5th meeting.

To submit written comments (written comment period open until at least July 10, 2023):

Email to: jessicam@southholdtownny.gov

Or by regular mail to:

Southold Town Planning Board, PO Box 1179, Southold NY 11971

**Southold Town Planning Board
Process Going Forward from May 15 for the
Strongs Storage Buildings Application**

1. Public Hearing, May 15th, 2023 on the DEIS

a. Purpose of the hearing:

For the Planning Board to gather comments about the Draft Environmental Impact Statement (aka DEIS).

b. No decision will be made tonight.

c. The DEIS was required by the Planning Board under the New York State Environmental Quality Review Act (SEQRA) to evaluate the impacts this project may have on the community and environment.

d. This document must follow and answer the Final Scope created by the Planning Board which outlines all the potential impacts.

e. The options at the end of the hearing tonight are:

- i. Keep the hearing open until the next meeting on June 5th where the public can once again attend in person or on Zoom (this is likely to be the option chosen); or
- ii. Close the hearing

2. Written Comment Period:

The public comment period for written comments is open now and will be kept open until at least July 10th.

- Note that written comments are given as much weight as verbal comments. If you have or will submit written comments to us, you do not need to repeat them verbally at the hearing.

3. Final Environmental Impact Statement (FEIS)

After the comment period is closed, the Planning Board compiles all the verbal and written comments and sends them to the applicant.

The applicant must then prepare the Final Environmental Impact Statement (aka FEIS). The FEIS must answer all of the substantive, relevant questions and comments that are presented to the Planning Board at the hearing and in writing.

Once completed, the FEIS is made public and noticed in the New York State Department of Environmental Conservation's Environmental Notice

Bulletin. There is a 10-day public comment period on the FEIS, however there are no more hearings and the Planning Board is not obligated to address the comments received on the FEIS.

4. Findings Statement

After the FEIS is completed, the Planning Board will evaluate the project and prepare their Findings.

- The Findings are a required step under SEQRA.
- This is where the Board states their findings as to whether or not the impacts have been mitigated.
- The Findings must be supported by the FEIS.
- Findings ultimately lead to a decision on the project about whether or not it can proceed. And if it can proceed, under what, if any, conditions that have to be met.

5. Decision

A decision on the project will be made by the Planning Board by resolution at a public meeting at a future date after the Findings Statement (step 4 above) is completed.

- The timing of the decision will depend on the nature of the Findings, and the direction the Planning Board goes with their decision.
- The decision must align and be supported by the Findings with regard to environmental impacts.