

**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

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**PUBLIC MEETING AGENDA**

Monday, June 5, 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: 868 6569 8200

Password: 978323

◆ 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, **July 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**

**CONDITIONAL DETERMINATIONS:**

**NOFO Center Amended** – This site plan is for proposed interior alterations to an existing 4,866 sq. ft. multi-use building, no footprint expansion, with thirty-six parking stalls on 0.7 acres in the General Business Zoning District. The property is located at 75 Marlene Lane, Mattituck. SCTM#1000-143-3-1

**The Enclaves Hotel** – This proposed site plan is for the conversion of an existing 3,026 sq. ft. residence with a 584 sq. ft. addition into a 74-seat restaurant and the construction of a hotel with 44 units, and an outdoor pool on 6.75 acres in the Hamlet Business zoning district. The property is located at 56655 NYS Route 25, Southold. SCTM#1000-63-3-15

**DETERMINATIONS:**

**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

**Flowers & Flores Agricultural Building** – This agricultural site plan application is for the proposed construction of a 3,125 sq. ft. agricultural storage building and 4 hoop houses, on a 5-acre parcel in the AC Zoning District. The property is located at 48455 County Road 48, Southold. SCTM#1000-55-2-103 & 10.4

**PERFORMANCE BOND ESTIMATE:**

**The Enclaves Hotel** – SCTM#1000-63-3-15 (see description above)

**STATE ENVIRONMENTAL QUALITY REVIEW ACT Determination:**

**Peconic Watersports** – This site plan is for the proposed creation of a 7,535 sq. ft. marine sales, service, and storage facility, including the demolition of an existing building, on a 37,123 sq. ft. parcel in the General Business “B” Zoning District. The property is located at 46770 CR 48, Southold. SCTM#1000-55-5-9.1

**SUBDIVISIONS**

**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 APPROVAL EXTENSIONS:**

**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

**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 and contains two residential dwellings and a sewer easement, Lot 2 is 2.16 acres and contains a sewer and water easement and Lot 3 is 1.08 acres and contains two residential dwellings, a right of way and water easement. The property is located on the southeast side of Winthrop Avenue, at the intersection of Equestrian Avenue on Fishers Island, in the Hamlet Density Zoning District. SCTM# 1000-9-10-10

**CONDITIONAL FINAL PLAT DETERMINATION:**

**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

**FINAL PLAT DETERMINATIONS:**

**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

**Jenkins Conservation Subdivision** – This proposal is for a Conservation Subdivision of a 17.89-acre parcel into two lots, where Lot 1 is 1.84 acres and contains an existing house and accessory buildings, and Lot 2 is 16.05 acres and contains a Town drainage easement of 0.28 acres and 15.77 acres of agricultural land. The Town purchased development rights on 15.77 acres of Lot 2 in 2001, and ownership of this property has not changed since that time. The property is located at 2800 Depot Lane, Cutchogue, in the AC Zoning District. SCTM#1000-102-2-2.6

**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

**PUBLIC HEARING HELD OVER**

**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#1000-106-6-10 & 13.4