

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



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PLANNING BOARD OFFICE
TOWN OF SOUTHOLD

PUBLIC MEETING AGENDA
Monday, June 7, 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: **964 9680 7709**
Password: **063942**
- 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 12, 2021 at 6:00 p.m.** as the time for the next regular Planning Board Meeting.

SUBDIVISIONS

CONDITIONAL PRELIMINARY PLAT DETERMINATION:

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

CONDITIONAL FINAL PLAT DETERMINATIONS:

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

SET HEARING:

Fishers Island Weathervane Resubdivision – This resubdivision proposes to transfer 4,617 sq. ft. from Lot 1 (SCTM#1000-2-1-8.1) to Lot 2 (SCTM#1000-2-1-8.2), and 2,884 sq. ft. from Lot 2 to Lot 1. Lot 1 will decrease from 69,972 sq. ft. 68,239 sq. ft., and Lot 2 will increase from 72,818 sq. ft. to 74,551 sq. ft. in the R-120 zoning district. Both lots require a variance from the Zoning Board of Appeals to be less than the minimum lot size of 120,000 sq. ft. SCTM#1000-2-1-8.1 & 8.2

C&R AMENDMENT DETERMINATION:

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.

ACCEPT PERFORMANCE GUARANTEE (BOND):

Colton Acres Standard Subdivision– This Standard Subdivision proposes to subdivide 4.24 acres into three 1.2-acre lots in the R-40 Zoning District. This parcel is located +/- 275' west of Gillette Drive in East Marion. SCTM# 1000-38.-1-1.8

REVISED ROAD & DRAINAGE PLAN DETERMINATION:

Wildberry Fields Subdivision – This approved subdivision involved the division of 22.39 acres into 10 lots in accordance with the requirements of the Agricultural Conservation District. Nine of the lots range in size from 24,000 sq. ft. to 39,000 sq. ft. Lot 10 has an area of 12.6 acres to be used for a single family residence within a specified building envelope area and the balance to be established into an agricultural reserve easement area.

STATE ENVIRONMENTAL QUALITY REVIEW ACT TYPE CLASSIFICATION:

Fishers Island Weathervane Resubdivision – (see description above)
SCTM#1000-2-1-8.1 & 8.2

STATE ENVIRONMENTAL QUALITY REVIEW ACT DETERMINATION:

Lebkuecher Standard Subdivision – (see description above) SCTM#1000-125.-2-2.2

SITE PLAN APPLICATIONS

STATE ENVIRONMENTAL QUALITY REVIEW ACT TYPE CLASSIFICATIONS:

Boisseau Avenue Farm – This site plan application is for the proposed construction of a 1-story 2,520 sq. ft. building for agricultural storage, two 96' x 30' greenhouses, a gravel access road and parking area located on ±16 acres in the R-80 Zoning District. The property is located at 850 Maier Place, Southold. SCTM#1000-55-6-37.1

Murtha Agricultural Barn – This site plan application is for the proposed construction of a 42' x 60' agricultural storage building for equipment related to raising livestock and pasture management, on 20.6 acres in the AC Zoning District. The property is located at 2668 Long Creek Drive, Southold. SCTM#1000-56-1-11.15

SET HEARINGS:

Boisseau Avenue Farm – (see description above) SCTM#1000-55-6-37.1

Murtha Agricultural Barn – (see description above) SCTM#1000-56-1-11.15

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

APPROVAL EXTENSION:

Captain Reds Marine Sales Site Plan – This site plan is for the proposed construction of a 3,680 sq. ft. metal building (ZBA file 7014) for storage (no basement) where there exists a 1 -story 1,168 sq. ft. office building for boat sales, storage, parking and display with 8 parking stalls on a General Business (B) and R-40 split zoned parcel totaling 1.6 acres. The property is located at 9605 Route 25 Mattituck. SCTM#1000-122-6-12. This resolution is to amend the site plan approval granted on July 8, 2019.

PUBLIC HEARING

6:01 p.m. – Premium Wine Group Amended 3 – This amended site plan is for the construction of a 1,860 sq. ft. building for office and storage that 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