

OFFICE LOCATION:
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PLANNING BOARD OFFICE
TOWN OF SOUTHOLD

PUBLIC MEETING AGENDA
Monday, August 10, 2020
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: **962 0131 5386**

Password: **681005**

- 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, **September 14, 2020 at 6:00 p.m.** as the time for the next regular Planning Board Meeting.

SUBDIVISION APPLICATIONS

STATE ENVIRONMENTAL QUALITY REVIEW ACT TYPE CLASSIFICATION:

Gentleman's Ridge & Mini Cedars Resubdivision – This resubdivision proposes to transfer of 0.03 acres (1,307 sq. ft.) from SCTM#1000-17.-1-11.5 to SCTM#1000-17.-1-2.2 to provide the required well installation distance of 150' for the proposed I/A OWTS on the currently vacant Lot 2.2. As a result of this proposal, SCTM#1000-17.-1-11.5 will decrease to 5.32 acres total and SCTM#1000-17.-1-2.2 will increase to 0.95 acres in the R-40 Zoning District. The properties are located on the west side of Stephenson's Road +/- 800' north of NYSR 25 in Orient. SCTM#1000-17-1-11.5 & 2.2

SKETCH PLAN APPROVAL EXTENSION:

Tuthill Conservation Subdivision – This proposal is for an 80/60 Conservation Subdivision of four parcels (total area=112 acres) into 17 residential lots, with 94 acres to be preserved. The properties are located on Main Road in Orient in the R-80 and R-200 Zoning Districts. SCTM#'s 1000-17-4-16, 1000-17-6-14.2, 1000-18-3-30.3 and 1000-18-6-17.3

CONDITIONAL FINAL PLAT DETERMINATION:

Peter Harbes Open Development Area – Lot Creation – This proposal is for the creation of the lots in an 80/60 Conservation Subdivision of a 22.17-acre parcel. This parcel is proposed to be subdivided into 4 lots, where Lots 1-3 are 1.26-acre residential lots and Lot 4 is 18.38 acres of preserved farmland in the AC Zoning District. The property is located on the w/s/o of Aldrich Lane, +/- 1,300' south of Sound Avenue, in Laurel. SCTM#120-3-11.15 & 16

FINAL PLAT EXTENSION:

Gonzalez Standard Subdivision – This proposal is for the standard subdivision of a 4.29-acre parcel into two lots, where Lot 1 is 2.07 acres and Lot 2 is 2.22 acres in the R-80 Zoning District. This parcel is located at 2050 Platt Rd (+/- 1,830' south of S.R. 25), Orient. SCTM#1000- 27.-1-9

SET HEARING:

Gentleman's Ridge & Mini Cedars Resubdivision –SCTM#1000-17-1-11.5 & 2.2
see description above

SITE PLAN APPLICATIONS

STATE ENVIRONMENTAL QUALITY REVIEW ACT DETERMINATION:

Strong's Storage Buildings – 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

STATE ENVIRONMENTAL QUALITY REVIEW ACT TYPE CLASSIFICATION:

North Fork Self Storage III – This site plan is for the proposed construction of two (2) 2-story self-storage buildings at 53,800 sq. ft. and 37,750 sq. ft. which includes a 300 sq. ft. office; and 18 parking stalls on 3.7 acres in the Light Industrial Zoning District. The property is located at 65 Commerce Drive, Cutchogue. SCTM#1000-96-1-1.3

SET HEARING:

North Fork Self Storage III – SCTM#1000-96-1-1.3
see description above

PUBLIC HEARINGS

6:01 p.m. - Zupa & Paradise Point HOA Resubdivision – This resubdivision proposes to transfer 5,240 sq. ft. from SCTM#1000-81.-1-16.7, the residential parcel, to SCTM#1000-81.-3-29, the road parcel, in order to provide one contiguous common access to the docks owned by the Paradise Point Association. As a result of this re-subdivision, SCTM#1000-81.-1-16.7 will decrease from 75,533 sq. ft. to 70,293 sq. ft., and SCTM#1000-81.-3-29 will increase from 20,512 sq. ft. to 25,752 sq. ft. The Zoning Board of Appeal approved of the undersized lot area in variance File: 7186. The properties are located on Basin Road, +/- 500 ft. west of Paradise Point Road, in the R-80 Zoning District, Southold. SCTM#1000-81-1-16.7 & 1000-81-3-29

6:02 p.m. – Aldrich Lane Farm Labor Camp – This amended agricultural site plan is for a proposed 1,600 sq. ft. interior second floor conversion of an existing storage area to a 10 person capacity Farm Labor camp within an existing 2-story 10,000 sq. ft. building for agricultural storage and office, no basement, located within a 5.0 acre reserve area (SCTM#1000-120.-3-11.13) with existing accessory farm buildings attached to ±34.5 acres of farmland (SCTM#1000-120.-3-11.14) with Development Rights held by Southold Town in the AC Zoning District. The property is located at 5645 Aldrich Lane. SCTM#1000-120-3-11.13