

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



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PLANNING BOARD OFFICE
TOWN OF SOUTHOLD

PUBLIC MEETING AGENDA

Monday, September 13, 2021
6:00 p.m.

Options for public attendance:

◆ In person:

Location: Southold Town Hall, Main Road, Southold.

or

◆ To join via computer:

[Click Here](#)

or

Online at the website **zoom.us**

Click "Join a Meeting"

Meeting ID: 839 9182 9094

Password: 442097

◆ 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, **October 4, 2021 at 6:00 p.m.** as the time for the next regular Planning Board Meeting.

SUBDIVISIONS

CONDITIONAL SKETCH PLAT DETERMINATION:

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, Lot 2 is 2.16 acres and Lot 3 is 1.08 acres in the Hamlet Density zoning district. The property is located on the south side of Winthrop Avenue and the west side of Equestrian Avenue, Fishers Island. SCTM#1000-9-10-10

CONDITIONAL FINAL PLAT DETERMINATION:

Pederson Standard Subdivision – This proposal is for the Standard Subdivision of a 9.2-acre parcel into 3 lots, where Lot 1 is 5.1 acres, Lot 2 is 2.3 acres, and Lot 3 is 1.8 acres, in the R-40 Zoning District. This parcel is located south of the intersection of Aquaview Avenue and Circle Drive in East Marion. SCTM#1000-21-3-15

FINAL PLAT DETERMINATION:

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

RE-ISSUE FINAL PLAT DETERMINATIONS:

Duffy Standard Subdivision – This proposal is for a Standard Subdivision of a 3.02 acre parcel into two lots, where Lot 1 is 1.69 acres and Lot 2 is 1.33 acres in the R-40 Zoning District. This parcel is located on the west side of the intersection of Little Peconic Bay Road and Wunneweta Road, Nassau Point, Cutchogue. SCTM#1000-111-11-26.1

AMEND the REVISED ROAD & DRAINAGE PLAN DETERMINATION to include a RESUBDIVISION:

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. This amendment will make more explicit the lot line change involved in making the turn-around easement area in Lot 10 a permanent part of the future road.

STATE ENVIRONMENTAL QUALITY REVIEW ACT Type Classifications:

Walsh Park Standard Subdivision – (see description above) SCTM#1000-9-10-10

SITE PLAN APPLICATIONS

DETERMINATION:

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

APPROVAL EXTENSIONS:

Berry & Berry, LLC - This proposed Site Plan Application is to convert an existing 1,096 sq. ft. dwelling to a business office and construct a 2,560 sq. ft. four bay storage garage pursuant to ZBA File #6818 on 20,419 sq. ft. (0.47 acres) in the General Business (B) Zoning District. The property is located at 41535 NYS Route 25, ±495' s/w/o Peconic Lane & NYS Route 25, Peconic. SCTM#1000-75-5-13

Purita Winery - This Site Plan is for the alteration and expansion of existing buildings into a new winery totaling 6,304 sq. ft. which includes 267 sq. ft. of office, 347 sq. ft. of retail, 3,249 sq. ft. of tasting room, 671 sq. ft. of storage area, 1,770 sq. ft. of production area and stone terrace with 25 parking spaces on a 3.7431-acre parcel in the A-C Zoning District. The property is located on the n/s/o Old North Road, approximately 286 ft. w/o County Road 48, known as 19110 Old North Road, in Southold. SCTM#1000-51-3-4.11

North Fork Recycling (NF Sanitation) – This Site Plan is for the proposed construction of a 1-story 960 sq. ft. building for office use attached to a 1 ½-story 6,000 sq. ft. building for warehouse space and no basement with 16 parking stalls on 5 acres in the Light Industrial Zoning District. The property is located at 8475 Cox Lane, in Cutchogue. SCTM#1000-83-3-4.7

SET HEARING:

Peconic Landing Amended – Dining Additions – This amended site plan is for the proposed construction of a 1,998 sq. ft. addition and interior alterations to the existing dining building, all part of an existing continuing care retirement community on 144 acres in the Hamlet Density Zoning District. The property is located at 1205 Route 25, Greenport. SCTM#1000-35-1-25

STATE ENVIRONMENTAL QUALITY REVIEW ACT TYPE CLASSIFICATIONS:

Peconic Landing Amended – Dining Additions – (see description above)
SCTM#1000-35-1-25