

**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

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**WORK SESSION AGENDA**

Monday, April 11, 2022  
4:00 p.m.

This meeting is public; however it does not constitute a public hearing. Testimony from the public may not be solicited nor received. 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.

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: 891 2181 7401

Password: 570535

◆ Join by telephone:

Call 1(646)558-8656

Enter Meeting ID and password when prompted (same as above)

Project Name:	<b>Hard Corner Southold Mixed Use</b>	SCTM#:	1000-61-4-1
Location:	53530 Route 25, Southold		
Description:	This site plan is for the proposed mixed use construction of a 2-story 4,983 sq. ft. building fronting NYS Route 25 with retail on the first floor and three Affordable Housing apartments on the second floor and 25 parking stalls; and four 1,597 sq. ft. 55 and older rental units along Wells Avenue, all on 2.28 acres in the Hamlet Business Zoning District.		
Status:	Pending		
Action:	SEQRA Assessment		
Attachments:	Staff Report		

Project Name:	<b>Southold Gas Station &amp; Convenience Store</b>	SCTM#:	1000-55-5-2.2
Location:	45450 CR 48, on the s/w corner of CR 48 and Youngs Avenue, Southold.		
Description:	This Amended Site Plan is for the proposed conversion of an existing 3,476 sq. ft. building (formerly for vehicle detailing, RV sales and servicing) to a convenience store and vehicle fuel sales, with: 6 fuel pumps (12 fueling stations), two canopies, one at 50' x 24' (1,200 sq. ft.) and the other at 50' x 50' (2,500 sq. ft.) and 29 parking spaces on 1.46 acres in the General Business (B) Zoning District.		
Status:	Approval		
Action:	Construction Update		
Attachments:	Staff Report		

Project Name:	<b>Astley Resubdivision</b>	SCTM#:	1000-13-1-5.2 & 6
Location:	460 North View Drive, Orient		
Description:	This resubdivision proposes to merge two parcels into a single 1.35 acre parcel in the R-40 Zoning District.		
Status:	Pending		
Action:	Conditional Final Determination		
Attachments:	Staff Report		

Project Name:	<b>Walsh Park Standard Subdivision</b>	SCTM#:	1000-9-10-10
Location:	Southeast side of Winthrop Avenue, intersecting with Equestrian Avenue, Fishers Island		
Description:	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.		
Status:	Conditional Sketch Plat Approval		
Action:	Review for Preliminary Plat Determination		
Attachments:	Staff Report		

Project Name:	<b>Strong's Storage Buildings</b>	SCTM#:	1000-106-6-13.4
Location:	3430 Mill Road, Mattituck		
Description:	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.		
Status:	Pending		
Action:	Begin DEIS Adequacy Review		
Attachments:	Staff Report		

**Discussion:**

- ❖ Planning Board Monthly Report for March, 2022
- ❖ Pheasant Run Condominiums: Request for clearing of dead wood from buffer.
- ❖ Town Board Requests for Planning Board Comments
  - A Local Law in relation to Amendments to Chapter 280, to address maximum size of single family homes.
- ❖ Site Plan Use Determinations (SPUD):
  - Ulster Farms LLC, 705 CR 48, Mattituck, SCTM#1000-113-12-13
  - Arrow Farm, 13945 Oregon Road, Cutchogue SCTM#1000-83-2-9.3