

PUBLIC MEETING AGENDA

DECEMBER 17, 2012
4:30 p.m.

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **January 14, 2013** at **4:30 p.m.** at the Southold Town Hall, Main Road, Southold, as the time and place for the next regular Planning Board Meeting.

PUBLIC HEARINGS

Tikal 1 Convenience Store - This site plan is for the proposed conversion of an existing 3,200 s.f. building to include a 1,244 s.f. retail convenience store and 1,956 s.f. of storage space on a .68 acre parcel in the General Business (B) Zoning District. The property is located at 250 Cox Lane, ±200' north of Cox Lane & NYS Route 25, Cutchogue. SCTM#1000-97-1-6.1

SET HEARINGS

Laurel Links Maintenance Building Addition - This amended site plan is for a proposed 5,000 sq. ft. addition to an existing 4,204 sq. ft. maintenance building & pump house on 154.7 acres in the A-C Zoning District. The property is located at 6400 Main Road, ±1,000 ft. west of Bray Avenue and NYS Rt. 25, Laurel. SCTM#1000-125-4-24.23

Bayberry Estates - This proposal is for a Standard Subdivision of a 50.0609 acre parcel into 18 lots and two (2) open space parcels, where the lots range in size from 28,235 square feet to 36,400 square feet, with the open space parcels totaling 35.0227 acres, excluding the wetlands in the R-80 Zoning District. The property is located on the west side of Laurel Avenue, approximately 150 feet south of Yennecott Drive, in Southold. SCTM#1000-55-6-35 & 36, 56-1-1

SUBDIVISIONS - CONDITIONAL PRELIMINARY DETERMINATIONS

Neumann, James - This proposal is to subdivide a 24.9 acre parcel into 6 clustered lots and 1 Open Space Lot where Lot 1 equals 2.29 acres inclusive of 0.52 acres of Open Space, Lot 2 equals 3.49 acres inclusive of 0.52 acres of Open Space, Lot 3 equals 3.04 acres inclusive of 0.47 acres of Open Space, Lot 4 equal 2.57 acres inclusive of 0.43 acres of Open Space, Lot 5 equals 2.67 acres inclusive of 1.30 acres of Open Space and Lot 6 equals 9.45 acres of Open Space. The parcel is located in the R-80 Zoning District, on the south side of Mill Road and adjacent to Mattituck Creek, in Mattituck. SCTM#1000-107-1-1.3

Aries Estates - This proposal is for a standard subdivision of an 11.4-acre parcel into two lots where Lot 1 equals 3.7 acres, including 1.4 acres of open space, and Lot 2 equals 7.7 acres, including 5.1 acres of open space, in the R-80 Zoning District. The property is located approximately 334.1' to the east of Stars Road in East Marion. SCTM#1000-22-3-2

APPROVAL EXTENSIONS

Noone, Margaret - This proposal is for a standard 2-lot subdivision of a 21,000 s.f. parcel where Lot 1 = 10,501 s.f. and Lot 2 = 10,500 s.f. in the R-40 & B Zoning Districts. The property is located at 210 Sigsbee Road, on the west side of Sigsbee Road, 164' south of Main Road, in Mattituck. SCTM#1000-143-1-4.1

Baxter, William J., Jr. - This proposal is a Standard Subdivision of a 2.38 acre parcel into 4 lots where Lot 1 = 0.62 acres, Lot 2 = 0.63 acres, Lot 3 = 0.62 acres and Lot 4 = 0.52 acres, in the Hamlet Business Zoning District. The property is located at 260 Griffing Street, Cutchogue. SCTM#1000-102-5-9.4

SITE PLAN DETERMINATIONS

Mullen Realty, LP - This amended site plan is for a proposed parking area of 14 stalls for employees and over-flow customer parking on a 7,294 s.f. parcel in the General Business (B) Zoning District. The property is located at 40 & 120 Cottage Place, on the s/e corner of Cottage Place & NYS Rt. 25, Southold. SCTM#1000-62-3-11 & 12

STATE ENVIRONMENTAL QUALITY REVIEW ACT

Bayberry Estates - SCTM#1000-55-6-35 & 36, 56-1-1.

Neumann, James - SCTM#1000-107-1-1.3.

APPROVAL OF PLANNING BOARD MINUTES

Board to approve the minutes of: **November 19, 2012.**