

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



MAILING ADDRESS:
P.O. Box 1179
Southold, NY 11971
Telephone: 631 765-1938
www.southoldtownny.gov

PLANNING BOARD OFFICE
TOWN OF SOUTHOLD
PUBLIC MEETING
AGENDA

January 14, 2019
6:00 p.m.
Southold Town Meeting Hall

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **February 11, 2019** at **6:00 p.m.** at the Southold Town Hall, Main Road, Southold, as the time and place for the next regular Planning Board Meeting.

SUBDIVISIONS - STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

SEQRA Determination:

Gonzalez Standard Subdivision – This proposal is for a 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, with a 25' flag over Lot 1 to provide access to Lot 2, located in the R-80 Zoning District. The property is located at 2050 Platt Road, in Orient. SCTM#1000-27-1-9

SUBDIVISIONS

Extension of Time to Render Preliminary Plat Determination:

Harold R. Reeve & Sons, Inc. – This proposal is for a Standard Subdivision of a 5.1 acre split-zoned parcel into 4 lots where Lots 1-3 equal 1 acre in the R-40 Zoning District and Lot 4 equals 1.8 acres located in both the R-40 and B Zoning Districts. This proposal includes a Change of Zone Application where the zoning on Lot 4 is proposed to change from the R-40 and B Zoning Districts to the LB Zoning District. The property is located at 1605 Wickham Avenue, on the n/s/o County Road 48, approximately 190' w/o Wickham Avenue, in Mattituck. SCTM#1000-140-1-6

Conditional Final Plat Extension:

RCC Sacred Heart – This proposal is for a Standard Subdivision of 35.5 acres into two lots for the purpose of separating an existing cemetery from an agricultural area, where Lot 1 = 24.65 acres of agricultural land, and Lot 2 = 10.86 acres and contains the cemetery of the Roman Catholic Church of the Sacred Heart. In addition, two lot lines of the adjacent parcel belonging to the Roman Catholic Church of Our Lady of Ostrabama, SCTM#1000-96-5-12.2 (Lot 3), will be relocated to allow Lot 1 direct access to Depot Lane; the size of Lot 3 will remain at 7.17 acres. The property is located in the AC Zoning District at 3450 Depot Lane, Cutchogue. SCTM#1000-96-5-12.2 & 12.3

BOND DETERMINATIONS**Bond Reduction:**

The Estates at Royalton - This proposal is for a Standard Subdivision of a 36.9 acre parcel into 12 lots where Lots 1-11 equal 0.7 acres each, and Lot 12 equals 12 acres, located in the A-C Zoning District. This subdivision includes 15.2 acres of open space and 1.7 acres for a proposed road. The property is located at 55 Cox Neck Road, approximately 490 feet north of Sound Avenue, Mattituck. SCTM#1000-113-7-19.23

SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT**SEQRA Type Classification:**

Power Equipment Plus – This Site Plan is for the proposed conversion of an existing 3,011 sq. ft. auto garage to an equipment repair/service/sales center, an existing ±2,800 sq. ft. building to remain as storage, and construction of 16 parking stalls; all on 1.17 acres in the HB Zoning District. The property is located at 825 Pacific Street, Mattituck. SCTM#1000-141-4-11

SITE PLANS**Determinations:**

Tenedios Agricultural Barn – This Agricultural Site Plan is for a proposed one story 8,664 sq. ft. building to house livestock and store feed, supplies and farm equipment on a 34.5 acre farm, of which 29.5 acres have development rights held by Southold Town and 5 acres have development rights intact in the R-200 Zoning District. The property is located at 28410 Route 25, Orient. SCTM#1000-19-1-1.4 & 1.3

Vineyard View – This proposed Residential Site Plan is for 50 multiple dwelling units in seven buildings. All units are proposed to be offered for rent at rates set by the federal government for affordability for the next 50 years. The plan includes 14 one-bedroom units, 22 two-bedroom units and 14 three-bedroom units, a 2,649 sq. ft. community center, 104 parking spaces; and various other associated site improvements, on a

vacant 17.19-acre parcel of which 10 acres will be preserved as open space (6.3 acres upland and 3.7 acres wetlands), in the Hamlet Density (HD) Zoning District located on the s/s of County Road 48 ±1,600' n/e/o Chapel Lane, Greenport. SCTM#1000-40-3-1

Jakubiuk Agricultural Building – This Site Plan is for the proposed construction of a 1-story 7,200 sq. ft. building for agricultural storage, and no basement located on ±22.5 acres of farmland with Development Rights held by the Town of Southold in the AC Zoning District, Southold. The property is located at 5455 Youngs Avenue, Southold. SCTM#1000-55-1-8.3

Set Hearing:

Power Equipment Plus – SCTM#1000-141-4-11

PUBLIC HEARINGS

6:01 p.m. – 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

6:02 p.m. – Hazard Standard Subdivision– The owner of Lot 2 of the Hazard Standard Subdivision, approved by the Planning Board on April 9, 2018, has requested an amendment to the covenants. A four foot path is permitted through the non-disturbance buffer, with no structures allowed. The owner has requested that a catwalk structure over the bank be permitted within the four foot path. The property is located at 1465 & 1575 Harbor Lane, in Cutchogue. SCTM#1000-103-2-1.1 & 1.2.

6:03 p.m. – Heritage at Cutchogue (aka Harvest Pointe)– The owner of the Heritage at Cutchogue (aka Harvest Pointe) has requested an amendment to the conditions and covenants for this site plan, which was approved by the Planning Board on August 14, 2017. Currently the covenants state that the clubhouse and pool amenities must receive certificates of occupancy before any residential units receive certificates of occupancy (c.o.'s), and that 75% of the c.o.'s for Phase One must be completed prior to receiving building permits to begin Phase Two of the project. The owner has requested that the residences in Phase One be allowed to be issued c.o.'s prior to the clubhouse and pool receiving c.o.'s, and that the requirement that 75% of the units in Phase One receive c.o.'s be reduced or eliminated as a requirement to begin subsequent phases of construction. The covenants state that amendments may be considered only after a public hearing and with a majority plus one vote of the Planning Board. The property is located at 75 Schoolhouse Road, Cutchogue. SCTM#1000-102-1-33.3

6:04 p.m. – Tenedios Greenhouse Amended – This agricultural site plan is for a proposed 60' x 24' (1,440sq. ft.) greenhouse on 5 acres with development rights intact and adjacent to 29.5 acres of farmland with development rights held by Southold Town,

all in the R-200 Zoning District. The property is located at 28410 Route 25, Orient. SCTM#1000-19-1-1.4

6:05 p.m. – Cell Tower Colocation T-Mobile at Orient by the Sea – This Amended Wireless Communications Application is for a proposed T-Mobile colocation between 70' - 80' a.g.l. on an approved 90 ft. high concealment pole, and the addition of a 213 sq. ft. compound for associated ground equipment and additional landscaping. There are ±3,924 sq. ft. of existing buildings including a restaurant, marina and associated accessory structures, all on 4.7 acres in the Marine II Zoning District. The property is located at 40200 Route 25, Orient. SCTM#1000-15-9-8.1

APPROVAL OF PLANNING BOARD MINUTES

- December 2, 2018