

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**

**July 8, 2019
6:00 p.m.
Southold Town Meeting Hall**

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **August 5, 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.

SETTING OF A SPECIAL MEETING OF THE PLANNING BOARD

Board to set Monday, **July 29, 2019 at 6:00 p.m.** at the Southold Town Hall, Main Road, Southold, for the purpose of holding a public hearing on the update to the Southold Town Comprehensive Plan.

COMPREHENSIVE PLAN

Set Hearing:

Update to the Southold Comprehensive Plan

**SUBDIVISIONS - STATE ENVIRONMENTAL QUALITY REVIEW ACT
(SEQRA)**

SEQRA Type Classifications:

Colton Acres Standard Subdivision – This standard subdivision proposes to subdivide 4.24 acres into three 1.2-acre lots in the R-40 Zoning District. The property is located at +/- 275' west of Gillette Drive, East Marion. SCTM#1000-38-1-1.8

Liebert Standard Subdivision – This proposal is for the standard subdivision of a 2.43-acre vacant lot into two lots, where Lot 1 equals 54,134 sq. ft. and Lot 2 equals 54,134 sq. ft. in the R-40 Zoning District. This parcel is located at 6510 Horton Lane (+/- 100' southeast of the intersection of Jennings Road and Hortons Lane), Southold. SCTM#1000- 54.-3-14.8

SUBDIVISIONS

Final Determinations:

Wickham & Wickham Resubdivision – The resubdivision proposes to merge part of Lot 2 with Lot 1. Lot 1 (SCTM#1000-103.-11-21) is 0.54 acres. Lot 2 contains two tax parcels, SCTM#1000-103.-11-22.1, the reserved area of 0.39 acres, and SCTM#1000-103.-11-22.2, the farm area where the development rights are held by Suffolk County. As a result of this resubdivision, Lot 2 will no longer contain a reserved area, and Lot 1 will increase in size from 0.54 acres to 0.93 acres, in the R-80 Zoning District. The Zoning Board of Appeals granted a variance for the nonconforming lot size in File: 7101. This parcel is located on a right-of-way +/- 200' southwest of Old Pasture Road in Cutchogue. SCTM#1000-103-11-21, 22.1 & 22.2

260 Hortons Lane Resubdivision – This resubdivision proposes to transfer 0.07 acres (3,240 sq. ft.) from SCTM#1000-61.-1-9.3 to SCTM#1000-61.-1-3.1. As a result of this resubdivision, Lot 9.3 will decrease in size from 2.53 acres to 2.46 acres and Lot 3.1 will increase in size from 0.48 acres to 0.55 acres in the HB Zoning District. The properties are located at 260 Hortons Lane and 53095 State Route 25, on the east side of Hortons Lane, +/- 250' northwest of SR 25 in Southold. SCTM#1000-61.-1-3.1

Set Hearings:

Colton Acres Standard Subdivision – SCTM#1000-38-1-1.8

Liebert Standard Subdivision – SCTM#1000- 54.-3-14.8

SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT

SEQRA Type Classifications:

Peconic Landing Duplex, 108 Thompson Boulevard – This site plan is for the proposed conversion of one existing 1-story 2,600 sq. ft. single family dwelling to a two family dwelling with no expansion of living area and no basement, 4 parking stalls on a Hamlet Density (HD) and R-80 split zoned parcel totaling 143 acres. The property is located at 1205 Route 25, 108 Thompson Boulevard, Greenport. SCTM#1000-35-1-25

North Fork Self Storage #3 – This site plan is for the proposed construction of one (1) 2 - story self-storage building at 40,500 sq. ft., two (2) 1 - story self-storage buildings at 5,300 sq. ft. and 6,700 sq. ft. as Phase One and two (2) RV Carport structures at

11,250 sq. ft. and 9,450 sq. ft. as Phase Two, with 53 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

SITE PLANS

Determinations:

Captain Reds Marine Sales Site Plan – This site plan is for the proposed construction of a 3,680 sq. ft. metal building (ZBA file 7014) for storage (no basement) where there exists a 1 -story 1,168 sq. ft. office building for boat sales, storage, parking and display with 8 parking stalls on a General Business (B) and R-40 split zoned parcel totaling 1.6 acres. The property is located at 9605 Route 25 Mattituck. SCTM#1000-122-6-12

Tenedios Barn & Greenhouse Amended – This amended agricultural site plan is for the addition of a 60' x 24' (1,440sq. ft.) greenhouse to a site where a one story 8,664 sq. ft. building to house livestock and store feed, supplies and farm equipment has conditional approval from the Planning Board, 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 (the greenhouse is located in the 5-acre area and the barn is located in the 29.5-acre area) in the R-200 Zoning District. The property is located at 28410 Route 25, Orient. SCTM#1000-19-1-1.4 & 1.3

Set Hearings:

Peconic Landing Duplex, 108 Thompson Boulevard – SCTM#1000-35-1-25

North Fork Self Storage #3 – SCTM#1000-96-1-1.3

APPROVAL OF PLANNING BOARD MINUTES

- June 3, 2019