

**OFFICE LOCATION:**  
Town Hall Annex  
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(cor. Main Rd. & Youngs Ave.)  
Southold, NY



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**PLANNING BOARD OFFICE**  
**TOWN OF SOUTHOLD**

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PUBLIC MEETING AGENDA  
Monday, September 14, 2020  
6:00 p.m.

This meeting is public. 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.

This public meeting will be held virtually via the Zoom online platform. Pursuant to Executive Order 202.1 of New York Governor Andrew Cuomo in-person access by the public will not be permitted.

Options for public attendance:

- To join via computer:  
[Click Here](#)

Or

Online at the website [zoom.us](https://zoom.us), click "Join a Meeting" and enter the

Meeting ID: **962 0654 3951**

Password: **001234**

- 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 5, 2020 at 6:00 p.m.** as the time for the next regular Planning Board Meeting.

## **SUBDIVISION APPLICATIONS**

### **Conditional Preliminary Plat Determinations:**

**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 on the southeast side of Circle Drive, +/- 70' south of Aquaview Avenue, East Marion. SCTM#1000- 21.-3-15

### **Extension of Time to Render Preliminary Plat Determination:**

**Mazzoni Subdivision** – This proposal is for a Standard Subdivision of a 22.94 acre parcel into 5 lots where Lot 1 = 2.34 acres, Lot 2 = 1.78 acres, Lot 3 = 2.18 acres, Lot 4 = 0.56 acres, Lot 5 = 16.06 acres inclusive of a 0.97 acre right-of-way, 8.58 acres of Open Space and 6 acres of a Conservation Easement held by the Peconic Land Trust (PLT) located in the R-80 Zoning District. The property is located at 500 Soundview Drive, approximately 782' to the north of NYS Route 25 and 256' to the east of Sound View Drive, Orient. SCTM#1000-13-2-8.2

### **Conditional Final Plat Determinations:**

**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. This parcel is located +/- 275' west of Gillette Drive in East Marion. SCTM# 1000-38.-1-1.8

### **Set Sketch Plan Hearing:**

**Orient Point Conservation Subdivision** – This proposal is for a 75/75 clustered Conservation Subdivision of 36.13 acres, currently comprised of six parcels, into 6 residential lots ranging in size from 0.91 acres to 1.83 acres, with 24.73 acres from which development rights are proposed to be sold to the Town of Southold, in the R-80 and R-40 zoning districts. This parcel is located at 32357 Old Main St, Orient. SCTM#1000- 14.-2-29.2, 29.3 & 29.4 and SCTM#1000-19-2-2, 3, & 12.2

### **STATE ENVIRONMENTAL QUALITY REVIEW ACT Type Classifications:**

**Orient Point Conservation Subdivision** – (see description above)

### **STATE ENVIRONMENTAL QUALITY REVIEW ACT Determinations:**

**Pederson Standard Subdivision**– (see description above)

## SITE PLAN APPLICATIONS

### Approval Extensions:

**Heritage at Cutchogue (aka Harvest Pointe)** - This Residential Site Plan is for the development of 124 detached and attached dwellings classified in three types: 48 "Type A" units (1,999 +/- sq. ft. livable area), 72 "Type B" units (1,599 +/- sq. ft. livable area) and 4 "Type C" units (1,999 +/- sq. ft. livable area). In addition, there are proposed the following: a 6,188 sq. ft. community center with a ±1,125 sq. ft. outdoor swimming pool, one tennis court, 284 parking spaces of which 256 are associated with the individual dwelling units and 28 are associated with the community center, and various other associated site improvements, on a vacant 46.17-acre parcel in the Hamlet Density (HD) Zoning District located on the n/w corner of Griffing Street and School House Road, approximately 1,079 feet n/o the Main Road, in Cutchogue. The property is located at 75 Schoolhouse Road, Cutchogue. SCTM#1000-102-1-33.3

### Set Public Hearings:

**Tenedios Barn & Greenhouse Amended** – This amended agricultural site plan is for the relocation of a one story 8,664 sq. ft. building to house livestock and store feed, supplies and farm equipment; which was granted conditional approval from the Planning Board in 2019 and not constructed. The plan includes a 60' x 24' (1,440 sq. ft.) greenhouse and other accessory agricultural buildings 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

### STATE ENVIRONMENTAL QUALITY REVIEW ACT Type Classifications:

**Tenedios Barn & Greenhouse Amended** – (see description above)

## PUBLIC HEARINGS

**6:01 p.m. - Gentleman's Ridge & Mini Cedars Resubdivision** – This resubdivision proposes to transfer of 0.03 acres (1,307 sq. ft.) from SCTM#1000-17.-1-11.5 to SCTM#1000-17.-1-2.2 to provide the required well installation distance of 150' for the proposed I/A OWTS on the currently vacant Lot 2.2. As a result of this proposal, SCTM#1000-17.-1-11.5 will decrease to 5.32 acres total and SCTM#1000-17.-1-2.2 will increase to 0.95 acres in the R-40 Zoning District. The properties are located on the west side of Stephenson's Road +/- 800' north of NYSR 25 in Orient. SCTM#1000-17-1-11.5 & 2.2

**6:02 p.m. – North Fork Self Storage III** – This site plan is for the proposed construction of two (2) 2-story self-storage buildings at 53,800 sq. ft. and 37,750 sq. ft. which includes a 300 sq. ft. office; and 18 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

### **APPROVAL OF PLANNING BOARD MINUTES**

- **July 6, 2020**
- **August 10, 2020**