

OFFICE LOCATION:
Town Hall Annex
54375 State Route 25
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Southold, NY



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PLANNING BOARD OFFICE
TOWN OF SOUTHOLD

PUBLIC MEETING AGENDA
Monday, January 11, 2021
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, click "Join a Meeting" and enter the

Meeting ID: 921 3928 1842

Password: 574919

- 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, **February 8, 2021 at 6:00 p.m.** as the time for the next regular Planning Board Meeting.

SUBDIVISIONS

RE-ISSUE FINAL DETERMINATIONS:

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

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

EXTENSION CONDITIONAL FINAL PLAT DETERMINATION:

Bing Conservation Subdivision – This proposal is for a 75/75 split clustered Conservation Subdivision of 84.72 acres, currently existing as two adjacent parcels, SCTM#1000-95-1-8.3 (54.24 acres) and SCTM#1000-95-1-7.2 (30.49 acres), into 8 residential lots ranging in size from 1.86 to 4.11 acres, a right of way of 2.48 acres, and 2 agricultural lots totaling 60.38 acres from which development rights are proposed to be sold to Suffolk County, in the AC and R-80 Zoning Districts. The property is located at 6795 & 7755 Oregon Road, approximately 1,481 ft. west of Duck Pond Road, in Cutchogue. SCTM#1000-95-1-7.2 & 8.3

SET SKETCH PLAN HEARING:

Colusa North Conservation Subdivision – This proposal is for an 80/60 Conservation Subdivision of 66.2 acres into 11 residential lots ranging in size from 0.8 acres to 2 acres with a private road (2.5 acres), and an agricultural lot of 51.26 acres, from which development rights are proposed to be sold to the Town of Southold in the AC and R-80 zoning districts. The property is located at 7750 Bridge Lane, Cutchogue. SCTM#1000-84-2-1.1, 3.3, 3.4

STATE ENVIRONMENTAL QUALITY REVIEW ACT Type Classification:

Colusa North Conservation Subdivision – (see description above) SCTM#1000-84-2-1.1, 3.3, 3.4

SITE PLAN APPLICATIONS

DETERMINATION:

North Fork Self Storage #3 – 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 EXTENSION:

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:

Olde Colonial Place LLC – This Site Plan is for the proposed construction of a 4,500 sq. ft. building to consist of four (4) retail units with full basement for storage and twenty-four parking stalls on 0.5 acres in the HB Zoning District. The property is located at 615 Pike Street, Mattituck. SCTM#1000-140-2-21

Heritage at Cutchogue Amended (aka Harvest Pointe) – This amended site plan proposes to change eight of the approved units from the B2 unit design (livable floor area 1,599 sq. ft.) to a revised C unit design (livable floor area 1,999 sq. ft.). The livable floor area will increase by a total of 3,200 sq. ft. for the overall site. The property is located at 75 Schoolhouse Road, Cutchogue. SCTM#1000-102-1-33.3

Wickham Road LLC Offices – This site plan is for the proposed conversion of an existing 770 sq. ft. accessory apartment to a principle office structure, no footprint expansion or basement, with four (4) parking stalls on 0.23 acres in the Hamlet Business Zoning District. The property is located at 12800 Route 25, Mattituck. SCTM#1000-114-11-15

Peconic Landing Amended Wellness Center – This amended site plan is for the proposed construction of a 1,138 sq. ft. addition to the existing Wellness Center and a reconfiguration of the parking lot in front of the subject addition and the entrance to the existing Community Center, all part of an existing continuing care retirement community on 144 acres in the Hamlet Density Zoning District. The property is located at 1205 Route 25, Greenport. SCTM#1000-35-1-25

STATE ENVIRONMENTAL QUALITY REVIEW ACT Type Classification:

Heritage at Cutchoque Amended (aka Harvest Pointe) – (see description above)
SCTM#1000-102-1-33.3

Wickham Road LLC Offices – (see description above) SCTM#1000-114-11-15

Peconic Landing Amended Wellness Center – (see description above) SCTM#1000-35-1-25

PUBLIC HEARINGS

6:01 p.m. - Koehler Family Limited Partnership - This proposal is a Clustered Standard Subdivision of a 14.94 acre parcel into seven lots where Lot 1 equals 0.80 acres; Lot 2 equals 0.90 acres inclusive of 0.08 acres of unbuildable lands; Lot 3 equals 1.11 acres inclusive of 0.14 acres of unbuildable lands and .07 acres of easement area; Lot 4 equals 0.70 acres; Lot 5 equals 0.66 acres; Lot 6 equals 0.70 acres; Lot 7 equals 9.51 acres inclusive of 8.72 acre area of Open Space and a .05 right of way easement; located in the R-80 Zoning District. The property is located at 4180 New Suffolk Avenue, on the corner of Marratooka Road and New Suffolk Avenue, in Mattituck. SCTM#1000-115-10-1