

**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**

**January 13, 2020**  
**6:00 p.m.**  
**Southold Town Meeting Hall**

**SETTING OF THE NEXT PLANNING BOARD MEETING**

Board to set Monday, **February 10, 2020 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**

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

**Mazzoni Standard Subdivision** – This proposal is for a Standard Subdivision of a 22.94 acre parcel into 5 lots where Lot 1 = 2.17 acres, Lot 2 = 1.78 acres, Lot 3 = 2.14 acres, Lot 4 = 0.73 acres, Lot 5 = 16.15 acres inclusive of a 1.14 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

**Set Final Plat Hearing:**

**Harold R. Reeve & Sons, Inc. Standard Subdivision** – 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 each in the R-40 Zoning District and Lot 4 equals 1.8 acres located in both the R-40 and LB Zoning Districts. 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

**STATE ENVIRONMENTAL QUALITY REVIEW ACT Determination:**

**Mazzoni Standard Subdivision** – SCTM# 1000-13-2-8.2

**SITE PLANS****Determination:**

**Northside Beverage** – This proposed Site Plan is for the conversion of an existing 5,195 sq. ft. storage building into wholesale/retail beverage distribution, office and storage on 1.1 acres in the General Business (B) Zoning District, Laurel. This property is located at 1795 Old Main Rd approximately 275' s/w/o Old Main Road & NYS Route 25 in Mattituck. SCTM#1000-122-7-6.7

**Set Hearings:**

**Mattituck-Laurel Library Amended (Parking Lot)** – This proposed amended site plan is to increase the existing parking area by 24 spaces, from 34 spaces to 58 spaces (including 5ADA) on 1.5 acres in the RO/R-40 Zoning District. This property is located at 13900 Route 25 in Mattituck. SCTM#1000-114-11-2

**Peconic Landing Amended - Duplex Conversions (5)** – This amended site plan is for the proposed conversion of five (5) existing 1-story single-family dwellings (units #19, 20, 60, 68, 74) to two-family dwellings 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, Greenport. SCTM#1000-35-1-25

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

**Mattituck-Laurel Library Amended (Parking Lot)** – SCTM#1000-114-11-2

**Peconic Landing Amended - Duplex Conversions (5)** – SCTM#1000-35-1-25

**PUBLIC HEARINGS**

**6:01 p.m. - Oregon Storage Warehouses** – This site plan is for the proposed construction of a ±69,360 sq. ft. self-storage facility, and includes the construction of six (6) storage buildings: three 12,000 sq. ft. 1-story buildings, two 11,880 sq. ft. 1-story buildings, and one 9,600 sq. ft. 1-story building. Also included is the conversion of an existing 797 sq. ft. garage to an office, an existing dwelling to remain, and 20 proposed parking stalls all on 5.7 acres in the Light Industrial Zoning District. The property is located at 11900 Oregon Road, Cutchogue. SCTM#1000-83-3-5.3

**6:02 p.m. - 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 south of the intersection of Aquaview Avenue and Circle Drive in East Marion. SCTM#1000-21-3-15

**6:03 p.m. - Baker & Baker Resubdivision** – This resubdivision proposes to reconfigure the location and direction of the lot line separating SCTM#1000-10.-5-10 & 12.3, including a transfer of 5 sq. ft. from SCTM#1000-10.-5-10 to SCTM#1000-10.-5-12.3, in the R-120 Zoning District. As a result of this resubdivision, Lot 10 will total 127,942 sq. ft. and Lot 12.3 will total 64,360 sq. ft. which is undersized in the R-120 Zoning District. This parcel is located at 1143 Peninsula Road, Fishers Island. SCTM#1000-10-5-10 & 12.3

**6:04 p.m. - Fishers Island Airport Hangar** – This Site Plan is for the proposed construction of a 4,200 sq. ft. aircraft hangar and ±13,790 sq. ft. of paved access and tarmac area at an existing airport on 192 acres in the R-400 Zoning District. The property is located on Whistler Avenue, Fishers Island. SCTM#1000-12-1-18

**6:05 p.m. - George Penny Contractors Yard Amended** – This amended site plan is for a proposed contractors yard including eight (8) existing buildings totaling 24,634 sq. ft. on 2.68 acres in the LI Zoning District. The property is located at 67480 Route 25, Greenport. SCTM#1000-53-2-27.2

## **APPROVAL OF PLANNING BOARD MINUTES**

- December 2, 2019
- December 16, 2019