

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

February 10, 2020
6:00 p.m.
Southold Town Meeting Hall

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **March 9, 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.

SUBDIVISION APPLICATIONS

Final Plat Determination:

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

Final Plat Extension:

Gonzalez Standard Subdivision – This proposal is for the 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 in the R-80 Zoning District. This parcel is located at 2050 Platt Rd (+/- 1,830' south of S.R. 25), Orient. SCTM#1000- 27.-1-9

Set Hearing:

Zupa & Paradise Point HOA Resubdivision – This resubdivision proposes to transfer 5,240 sq. ft. from SCTM#1000-81.-1-16.7, the residential parcel, to SCTM#1000-81.-3-29, the road parcel, in order to provide one contiguous common access to the docks owned by the Paradise Point Association. As a result of this re-subdivision, SCTM#1000-81.-1-16.7 will decrease from 75,533 sq. ft. to 70,293 sq. ft., and SCTM#1000-81.-3-29 will increase from 20,512 sq. ft. to 25,752 sq. ft. The Zoning Board of Appeal approved of the undersized lot area in variance File: 7186. This parcel is located at 580 Basin Road, +/- 500 ft. west of Paradise Point Road, in the R-80 Zoning District, Southold. SCTM#1000-81-1-16.7 & 1000-81-3-29

STATE ENVIRONMENTAL QUALITY REVIEW ACT Type Classification:

Zupa & Paradise Point HOA Resubdivision – SCTM#1000-81-1-16.7 & 1000-81-3-29

STATE ENVIRONMENTAL QUALITY REVIEW ACT 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

Refund Application Fee:

Zupa & Paradise Point HOA Resubdivision – SCTM#1000-81-1-16.7 & 1000-81-3-29

SITE PLAN APPLICATIONS

Set Hearings:

Strong's Storage Buildings – This Site Plan is for the proposed construction of two (2) buildings for boat storage, one at 52,500 sq. ft. and the other at 49,000 sq. ft., located on 32.6 acres in the MII and R-80 Zoning Districts where there is 69,245 sq. ft. of existing boatyard buildings. The property is located at 3430 Mill Road, Mattituck. SCTM#1000-106-6-13.4

Eastern Long Island Kampground Amended – This amended site plan is for the proposed construction of 20 seasonal cabins at 450 sq. ft. each and a 600 sq. ft. pavilion as part of an existing campground on 23.32 acres in the RR Zoning District. The property is located at 64500 CR 48, Greenport. SCTM#1000-40-3-5

STATE ENVIRONMENTAL QUALITY REVIEW ACT Type Classifications:

Strong's Storage Buildings – SCTM#1000-106-6-13.4

Eastern Long Island Kampground Amended – SCTM#1000-40-3-5

Litigation - Stipulation of Settlement:

Cell Tower at Laurel Stone – This proposed Site Plan is for a 120' tall wireless telecommunications facility monopole for one Verizon section 110' -120' a.g.l. and two AT&T antenna sections 90' - 110' a.g.l. and three (3) empty 10' sections for possible future co-location (all concealed within the pole), along with a 2,500 sq. ft. area for proposed associated ground equipment. There are ±5,078 sq. ft. of existing buildings including a stone supply yard and associated accessory structures, all on 1.6 acres in the General Business Zoning District. The property is located at 7055 Route 25, Mattituck. SCTM#1000-122-6-35.4

PUBLIC HEARINGS

HEARINGS HELD OVER

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

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

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

PUBLIC HEARINGS

6:01 p.m. - 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

6:02 p.m. - 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

6:03 p.m. - 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

APPROVAL OF PLANNING BOARD MINUTES

- January 13, 2020