

OFFICE LOCATION:
Town Hall Annex
54375 State Route 25
(cor. Main Rd. & Youngs Ave.)
Southold, NY



MAILING ADDRESS:
P.O. Box 1179
Southold, NY 11971
Telephone: 631 765-1938
www.southoldtownny.gov

PLANNING BOARD OFFICE
TOWN OF SOUTHOLD
PUBLIC MEETING
AGENDA

May 6, 2019
6:00 p.m.
Southold Town Meeting Hall

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **June 3, 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.

SUBDIVISIONS - STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

SEQRA Type Classifications:

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

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

SEQRA 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

SUBDIVISIONS**Conditional Preliminary Plat Determination:**

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

Conditional Final Determinations:

Bing Conservation Subdivision – SCTM#1000-95-1-7.2 & 8.3

Brantuk & Pearson Resubdivision – This proposal is for the resubdivision of SCTM#1000-86.-6-31 & 1000-75.-6-7.2, where 0.27 acres is proposed for transfer from Lot 1 (86.-03-31) to Lot 2 (75.-6-7.2). Lot 1 will decreased in size from 5.23 acres to 4.96 acres and Lot 2 increased from 5.30 acres to 5.57 acres in the AC Zoning District. This property is located at the end of the private r.o.w. beginning at S.R. 25 +/- 930' east of Wells Avenue, in Peconic. SCTM#1000-86-6-31 & 75-6-7.2

Set Hearings:

260 Hortons Lane Resubdivision – SCTM#1000-61.-1-3.1

Wickham & Wickham Resubdivision – SCTM#1000-103-11-21, 22.1 & 22.2

Waivers of Provisions:

260 Hortons Lane Resubdivision – SCTM#1000-61.-1-3.1

Wickham & Wickham Resubdivision – SCTM#1000-103-11-21, 22.1 & 22.2

Park & Playground Findings:

Bing Conservation Subdivision – SCTM#1000-95-1-7.2 & 8.3

SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT

SEQRA Determination:

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

SITE PLANS

Approval Extension:

Pindar Vineyards 2011 - This Site Plan is for the proposed re-location of a 3,259 sq. ft. steel agricultural storage building from an adjacent parcel. The building is 82' x 39', with a height of 15', and will be located 600 ft. North of NYS Rt. 25. The property is located at 4195 Route 25, 1,132' +/- west of Peconic Lane & NYS Route 25, Peconic. SCTM#1000-86-1-15

PUBLIC HEARING

6:01 p.m. – 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

HEARING HELD OVER

Hound Lane Restaurant – This site plan is for the proposed conversion of an existing 2,815 sq. ft. building into a restaurant on the first floor, the construction of a 2,329 sq. ft. second story addition for two apartments (ZBA file #7237), twenty-six parking spaces and an existing 280 sq. ft. accessory building to remain for dry storage all on .46 acres in the B Zoning District. SCTM#1000-12-1-7.1

APPROVAL OF PLANNING BOARD MINUTES

- April 8, 2019
- April 22, 2019