

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

June 3, 2019
6:00 p.m.
Southold Town Meeting Hall

SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **July 8, 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.

SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT

SEQRA Determinations:

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

SITE PLANS

Determinations:

Berry & Berry, LLC - This proposed Site Plan Application is to convert an existing 1,096 sq. ft. dwelling to a business office and construct a 2,560 sq. ft. four bay storage garage pursuant to ZBA File #6818 on 20,419 sq. ft. (0.47 acres) in the General Business (B) Zoning District. The property is located at 41535 NYS Route 25, ±495' s/w/o Peconic Lane & NYS Route 25, Peconic. SCTM#1000-75-5-13

Amendments to Conditions of Site Plan Approval:

Heritage at Cutchogue (aka Harvest Pointe) – The owner of the Heritage at Cutchogue (aka Harvest Pointe) has requested an amendment to the conditions for this site plan, which was approved by the Planning Board on August 14, 2017, and amended on February 11, 2019. The conditions to be amended are related to removing the prohibition on tree clearing in June and July, and the interchangeability of architectural design variations among units with the same letter designation (A units with other A units, B units with other B units) in all phases going forward. The property is located at 75 Schoolhouse Road, Cutchogue. SCTM#1000-102-1-33.3

PUBLIC HEARING

6:01 p.m. – 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

6:02 p.m. – 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

APPROVAL OF PLANNING BOARD MINUTES

- May 6, 2019