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PLANNING BOARD OFFICE
TOWN OF SOUTHOLD

PUBLIC MEETING AGENDA
Monday, October 5, 2020
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: **962 1272 2139**
  Password: **493794**

- 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, **November 2, 2020** at **6:00 p.m.** as the time for the next regular Planning Board Meeting.

SUBDIVISION APPLICATIONS

Conditional Sketch Plat Determination:

Lebkuecher Standard Subdivision – This proposal is for a Standard Subdivision of a 35.79-acre parcel into two lots, where Lot 1 is 3.66 acres with an existing residential structure and Lot 2 is 32.13 acres with greenhouses in active farm use, in the R-80 and HB Zoning Districts. The property is located at 935 Franklinville Road, Laurel. SCTM#1000-125-2-2.2

Extension of Time to Render Preliminary Plat Determination:

Harold R. Reeve & Sons, Inc. – 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

Conditional Final Plat Determinations:

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. The properties are located on Basin Road, +/- 500 ft. west of Paradise Point Road, in the R-80 Zoning District, Southold.

Baxter, William J., Jr. - This proposal is a Standard Subdivision of a 2.38 acre parcel into 4 lots where Lot 1 = 0.62 acres, Lot 2 = 0.63 acres, Lot 3 = 0.62 acres and Lot 4 = 0.52 acres, in the Hamlet Business Zoning District. The property is located at 260 Griffing Street, on the northeast side of Griffing Street, approximately 402' west of the Main Road, in Cutchogue. SCTM#1000-102-5-9.4

Final 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

STATE ENVIRONMENTAL QUALITY REVIEW ACT DEIS Determination of Adequacy:

The Orchards Standard Subdivision - This proposal is for a Clustered Standard Subdivision to subdivide a 13.3 acre parcel into five lots where Lot 1 = 9.33 acres including a 1.35 acre building envelope and 7.98 acres of preserved Open Space, Lot 2 = 0.99 acres, Lot 3 = 1.14 acres, Lot 4 = 0.92 and Lot 5 = 0.92 acres in the R-80 Zoning District. The property is located at 2595 Orchard Street, on the northeast side of Orchard Street, approximately 17' northwest of Platt Road, in Orient. SCTM#1000-27-1-3

STATE ENVIRONMENTAL QUALITY REVIEW ACT DEIS Set Hearing:

The Orchards Standard Subdivision – (see description above)

BOND DETERMINATIONS

Accept Bond Estimate:

Colton Acres Standard Subdivision– This Standard Subdivision proposes to subdivide 4.24 acres into three 1.2-acre lots in the R-40 Zoning District. This parcel is located +/- 275' west of Gillette Drive in East Marion. SCTM# 1000-38.-1-1.8

SITE PLAN APPLICATIONS

Determinations:

Eastern Long Island Kampground Amended – This amended site plan is to replace 33 existing tent sites with the proposed construction of 20 seasonal cabins at 504 sq. ft. each and a 600 sq. ft. pavilion as part of an existing campground on 23.32 acres in the RR Zoning District, Greenport. The property is located at 64500 CR 48, Greenport. SCTM#1000-40-3-5

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

STATE ENVIRONMENTAL QUALITY REVIEW ACT Type Classifications:

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

STATE ENVIRONMENTAL QUALITY REVIEW ACT Set Hearing for Draft Scope:

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 are 69,245 sq. ft. of existing boatyard buildings. The property is located at 3430 Mill Road, Mattituck. SCTM#1000-106-6-13.4

PUBLIC HEARINGS

6:01 p.m. - Tenedios Barn & Greenhouse Amended – This amended agricultural site plan is for the relocation of a one story 8,664 sq. ft. building to house livestock and store feed, supplies and farm equipment; which was granted conditional approval from the Planning Board in 2019 and not constructed. The plan includes a 60' x 24' (1,440 sq. ft.) greenhouse and other accessory agricultural buildings 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

6:02 p.m. – Orient Point Conservation Subdivision – This proposal is for a 75/75 clustered Conservation Subdivision of 36.14 acres, currently comprised of six parcels, into 6 residential lots ranging in size from 0.91 acres to 1.83 acres, with 25.68 acres from which development rights are proposed to be sold to the Town of Southold, in the R-80 and R-40 zoning districts. This parcel is located at 32357 Old Main St, Orient. SCTM1000- 14.-2-29.2, 29.3 & 29.4 and SCTM1000-19-2-2, 3, & 12.2