

**OFFICE LOCATION:**  
Town Hall Annex  
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(cor. Main Rd. & Youngs Ave.)  
Southold, NY



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**PLANNING BOARD OFFICE**  
TOWN OF SOUTHOLD

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PUBLIC MEETING AGENDA  
Monday, December 7, 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: **929 1186 9048**

Password: **946683**

- 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, **January 11, 2021** at **6:00 p.m.** as the time for the next regular Planning Board Meeting.

## BOND DETERMINATIONS

### **Bond Reductions:**

**The Fields at Mattituck** – This approved major subdivision is for the subdivision of a 60.42 acre parcel into 27 lots. The property is located at 2530 Stanley Road, Mattituck. SCTM#1000-113-2-1.1

**The Estates at Royalton** - This approved standard subdivision is for the subdivision of a 36.9 acre parcel into 12 lots where Lots 1-11 equal 0.7 acres each, and Lot 12 equals 12 acres, located in the A-C Zoning District. This subdivision includes 15.2 acres of open space and 1.7 acres for a proposed road. The property is located at 55 Cox Neck Road, approximately 490 feet north of Sound Avenue, Mattituck. SCTM#1000-113-7-19.23

## SUBDIVISIONS

### **Set Final Plat Hearing:**

**Koehler Family Limited Partnership** - This proposal is a Clustered Standard Subdivision of a 14.94 acre parcel into seven lots where Lot 1 equals 0.80 acres; Lot 2 equals 0.90 acres inclusive of 0.08 acres of unbuildable lands; Lot 3 equals 1.11 acres inclusive of 0.14 acres of unbuildable lands and .07 acres of easement area; Lot 4 equals 0.70 acres; Lot 5 equals 0.66 acres; Lot 6 equals 0.70 acres; Lot 7 equals 9.51 acres inclusive of 8.72 acre area of Open Space and a .05 right of way easement; located in the R-80 Zoning District. The property is located at 4180 New Suffolk Avenue, on the corner of Marratooka Road and New Suffolk Avenue, in Mattituck. SCTM#1000-115-10-1

## **SITE PLAN APPLICATIONS**

### **STATE ENVIRONMENTAL QUALITY REVIEW ACT Determinations:**

**North Fork Self Storage #3** – This site plan is for the proposed construction of two (2) 2-story self-storage buildings at 53,800 sq. ft. and 37,750 sq. ft. which includes a 300 sq. ft. office; and 18 parking stalls on 3.7 acres in the Light Industrial Zoning District. The property is located at 65 Commerce Drive, Cutchogue. SCTM#1000-96-1-1.3

**Fishers Island Airport Hangar** – This Site Plan is for the proposed construction of a 4,200 sq. ft. aircraft hangar and ±13,830 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

## **PUBLIC HEARINGS**

**6:01 p.m. - The Orchards Standard Subdivision Draft Environmental Impact Statement** - 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

**6:02 p.m. - 1750 Sterling Agricultural Barn** – This agricultural site plan is proposed to demolish an existing 1,378 sq. ft. barn and construct a 4,826 sq. ft. barn for agricultural storage located within a 2.0 acre reserve area (SCTM#1000-96.-3-2.1) where there exists a 2-story single family dwelling with garage and four (4) accessory storage buildings totaling ±3,754 sq. ft., the parcel is attached to ±16.8 acres of farmland (SCTM#1000-96.-3-2.2) with Development Rights held by Southold Town in the AC Zoning District. The property is located at 830 Sterling Lane, Cutchogue. SCTM#1000-96-3-2.1

## **HEARING HELD OVER**

**Strong's Storage Buildings Draft Scope** – 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