

July 9, 2024

Charles R. Cuddy, Esq.  
P.O. Box 1547  
Riverhead, NY 11901

Re: **Denial**  
Strong's Storage Buildings (aka Strong's Yacht Center – Proposed Boat Storage  
Buildings)  
3430 Mill Road, Mattituck SCTM#1000-106.-6-13.4 & 10

Dear Mr. Cuddy:

The Southold Town Planning Board adopted the following resolution at a meeting held on Monday, July 8, 2024:

WHEREAS, this site plan application 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; and

WHEREAS, at their work session on October 15, 2018, the Planning Board found the application incomplete; and

WHEREAS, on December 1, 2018, the applicant's agent submitted a portion of the required site plan materials, indicating the remainder would be sent by the applicant's engineer; and

WHEREAS, on April 17, 2019, the applicant's engineer submitted a portion of the required site plan application materials; and

WHEREAS, at their work session on May 6, 2019, the Planning Board found the application remained incomplete; and

WHEREAS, on June 21, 2019, the applicant's agent submitted the required site plan application materials; and

WHEREAS, at their work session on July 8, 2019, the Planning Board reviewed these items and agreed to hire a consultant to assist with reviewing the submitted information to ensure that it was adequate for making a determination under the State Environmental Quality Review Act (SEQRA); and

WHEREAS, on December 6, 2019, the applicant's engineer submitted additional information to assist with the SEQRA determination including additional details to supplement the Full Environmental Assessment Form (FEAF); and

WHEREAS, at their work session on January 13, 2020, the Planning Board reviewed this information and the FEAF and found that there were inconsistencies and corrections were needed; and

WHEREAS, on January 31, 2020, the applicant's agent submitted the corrected information; and

WHEREAS, at their work session on February 10, 2020, the Planning Board found the application complete; and

WHEREAS, at their public meeting on February 10, 2020, the Planning Board classified the action under SEQRA as a Type I action, and set the public hearing for March 9, 2020; and

WHEREAS, on February 13, 2020, the application was coordinated under SEQRA with involved and interested agencies, and referred to cooperating agencies for comment; and

WHEREAS, on March 9<sup>th</sup>, 2020, the public hearing was held and adjourned without a date; and

WHEREAS, on July 10, 2020, the Suffolk County Planning Commission responded with their decision to find the referral incomplete pending information requested; and

WHEREAS, at their work session on July 20, 2020, the Planning Board, as Lead Agency performed a coordinated review of this Type I Action pursuant to 6 NYCRR Part 617, Section 617.7 of the State Environmental Quality Review Act (SEQRA); and

WHEREAS, on August 10, 2020, the Planning Board made a determination of significance for the proposed action and issued a Positive Declaration; and

WHEREAS, on September 11, 2020, the applicant submitted a draft scope for the Draft Environmental Impact Statement; and

WHEREAS, at their work session on September 28, 2020, the Planning Board reviewed the draft scope; and

WHEREAS, at their public meeting on October 5, 2020, the Planning Board set the public hearing on the draft scope; and

WHEREAS, on November 2, 2020, the public hearing on the draft scope was held and subsequently held open to provide time to file the Positive Declaration with the New York State Environmental Notice Bulletin – a step that had been inadvertently missed; and

WHEREAS, on April 5, 2021, the Planning Board, as Lead Agency, adopted an Amended Final Scope; and

WHEREAS, on December 9, 2021, the applicant submitted a Draft Environmental Impact Statement (DEIS); and

WHEREAS, the review period of the DEIS was mutually agreed to be extended between the applicant and Planning Board to April 11, 2022 and due to circumstances beyond their control again to May 9, 2022; and

WHEREAS, on May 9, 2022, the Planning Board determined the DEIS to be inadequate for review; and

WHEREAS, on December 1, 2022, the applicant submitted a Revised DEIS for review; and

WHEREAS, due to the holidays and scheduling, the Planning Board requested and received approval for a 30-day extension to review the submission; and

WHEREAS, on March 13, 2023, after careful review and upon recommendation from the Planning Board's consultant, Nelson, Pope and Voorhis in their February 17, 2023 letter, the Planning Board determined the revised DEIS submitted on December 1, 2022 to be adequate for review with respect to the adopted Final Scope and content for the purpose of commencing public review; and

WHEREAS, on May 6, 2024, the Planning Board accepted the Final Environmental Impact Statement (FEIS) entitled "Final Environmental Impact Statement for Strong's Yacht Center – Proposed Boat Storage Buildings"; and

WHEREAS, on May 7, 2024, the Planning Board submitted the notice of acceptance of the FEIS to the Environmental Notice Bulletin (ENB); and

WHEREAS, on June 20, 2024, Suffolk County Planning Commission voted to disapprove the proposed "Strong's Storage Buildings" Site Plan referral from the Town of Southold Planning Board; and

WHEREAS, on July 8, 2024, the proposed action was determined to be inconsistent with the standards of the Local Waterfront Revitalization Plan (LWRP); and

WHEREAS, on July 8, 2024, the Planning Board adopted the negative Findings Statement; therefore be it

RESOLVED, that the Southold Town Planning Board determines the action to be inconsistent with the LWRP; and be it further

RESOLVED, that the Southold Town Planning Board hereby **denies** the site plan application for the Strong's Storage Buildings (aka Strong's Yacht Center – Proposed Boat Storage Buildings) including the site plan entitled "Strong's Yacht Center – Proposed Boat Storage Buildings" prepared by Howard W. Young dated July 3, 2018 and last revised January 2, 2020.

If you have any questions regarding the information contained in this resolution, please contact the Planning Board Office at 631-765-1938.

Respectfully,

James H. Rich III  
Chairman

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