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ALTMAN &
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July 1, 2024

Subf
PB, HL, MT, BC, MC



***Via Electronic Mail and
FedEx Overnight Delivery***
Southold Planning Department
Southold Town Hall
54375 State Rte. 25
Southold, New York 11971
Attn: Heather Lanza, AICP, Planning Director

Re: New York State Environmental Quality Review (“SEQRA”) by the Town of Southold (“Town”) Planning Board (“PB” or “Lead Agency”) in connection with the Application of Strong’s Yacht Center, LLC (“Strong’s” or “Applicant”) for Site Plan Approval to construct new boat storage facilities (“Application” or “Project”) @ 5780 West Mill Road, Mattituck, New York (the “Property”); S.C.T.M. No.: 1000-106-6-10 & 13.4
Our File No.: 100-661-001

Dear Heather:

We understand that at the July 8, 2024, PB meeting the Board intends to issue a written Findings Statement (“FS”) regarding Strong’s Application pursuant to the State Environmental Quality Review Act (“SEQRA”). Strong’s, as you were informed on June 20, 2024, by co-counsel, Charles Cuddy, Esq., is preparing a revised site plan that will substantially reduce the scale of the Project, from two (2) buildings to one (1) building.¹ Given the foregoing, we ask that the PB adjourn and hold in abeyance its issuance of a FS as the scope of the Project will materially change. Moreover, adjourning the issuance of a FS gives the PB, the Planning Department, and the community the opportunity to consider Strong’s revised plan.²

Strong’s, once the site plans for the Modified Building (the “Modified Site Plan”) are prepared, requests an in-person meeting with you, the Planning Board Attorney, and/or the Planning Board to discuss the Modified Site Plan.

The PB, having eliminated Strong’s and its Project team from preparation of the FEIS, must give the Applicant the opportunity to modify the Project, particularly where the Applicant voluntarily plans to substantially reduce the scope of the same. Strong’s has the right to amend its Application up to and including the time the PB decides Strong’s Application. Allowing Strong’s

¹ The project civil engineer is working with Strong’s as to the location and size of the reduced boat storage facility building (the “Modified Building”). The Modified Building will, among other things, result in the removal of substantially less soil from the Property.

² Adjourning and holding in abeyance the issuance of a Findings Statement comports with the June 20, 2024, Resolution of the Suffolk County Planning Commission (“SCPC”), wherein the SCPC stated that “[i]t is recommended that the applicant and the Town further consider an alternative that would allow for increased boat storage in a way that eliminate or significantly reduced the amount of required excavation.”




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the opportunity to amend its Application is common practice and denying it the right to do so is arbitrary and capricious. Once modified plans are prepared and we have met with you, Strong's will submit the same to the PB.

The courtesy of your prompt response in advance of the July 8, 2024, PB Meeting is appreciated.

Sincerely,

BROWN ALTMAN & DILEO, LLP

By: 
David N. Altman, Esq.

Encl.

cc.: Strong's Yacht Center (attn: Jeff Strong; *via* electronic mail)
Charles Cuddy, Esq. (*via* electronic mail)
PWGC (attn: Kim Gennaro; *via* electronic mail)
Planning Board Members