

WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, February 22, 2016
4:00 p.m.
Southold Town Meeting Hall

(3:30 p.m. Executive Session - Supervisor's Conference Room)
4:00 p.m. Applications
5:45 p.m. Review Public Meeting Agenda

Project Name:	Peconic Landing Addition	SCTM#:	1000-35-1-25
Location:	1205 NYS Rt. 25, on the north side of NYS Rt. 25, 1,121' east of Sound Road, in Greenport.		
Description:	This approved Amended Site Plan is for the construction of two new buildings at Peconic Landing, an existing continuing care retirement community with 118 cottages, 132 apartments, 26 assisted living and 44 skilled nursing beds currently. The additions include an 87,426 sq. ft. apartment building with 46 apartments and a parking garage, and a 35,543 sq. ft. nursing home with 33 beds, including a reconfiguration of the parking lot, on 144 acres in the Hamlet Density Zoning District.		
Status:	Approved Amended Site Plan		
Action:	Review for comments from site inspection.		
Attachments:	Staff Report		

Project Name:	A & S Southold Oil Corp. Gas Station Canopy	SCTM#:	1000-70-7-4
Location:	49670 NYS Route 25, Southold		
Description:	This amended Site Plan is for the construction of a 1,568 sq. ft. canopy pursuant to ZBA File #6757 to cover the existing fuel pumps on 0.3 acres in the General Business (B) Zoning District.		
Status:	Pending		
Action:	Review revised Site Plans.		
Attachments:	Staff Report		

Project Name:	G.W. Meade Farm	SCTM#:	1000-69-5-7.1
Location:	1375 Ackerly Pond Lane, Southold		
Description:	This approved Site Plan is for the proposed construction of a 5,200 sq. ft. horse barn connecting to a 14,400 sq. ft. indoor arena for the keeping/breeding/raising and training of horses and a riding academy with 10 parking spaces. Also on the property are a 1,140 sq. ft. single-family dwelling, a 1,965 sq. ft. frame barn and a 700 sq. ft. frame building on 10.004 acres in the A-C Zoning District.		
Status:	Expired Site Plan		
Action:	Review for Extension of Site Plan Approval.		
Attachments:	Staff Report		

Project Name:	Peconic Land Trust/The Farm Beyond LLC Greenhouse	SCTM#:	1000-55-1-11.3
Location:	45025 CR 48, ±240' s/w/o CR 48 and Youngs Avenue, Southold		
Description:	This approved Agricultural Site Plan Application is for the construction of a 48' x 35' (1,680 sq. ft.) greenhouse for vegetable production and not open to the public on a 3.6 acre farm where the Development Rights are held by Southold Town, in the Limited Business Zoning District.		
Status:	Approved Pending Final Inspection		
Action:	Review comments from Final Inspection.		
Attachments:	Staff Report		

Project Name:	Filipkowski Air, Inc.	SCTM#:	1000-59-10-5
Location:	41250 CR 48, Southold		
Description:	This application is for the proposed construction of a 100' x 34' (3,400 sq. ft.) steel building and contractors yard on 0.35 acres in the Limited Business Zoning District.		
Status:	New Application		
Action:	Review revised proposal.		
Attachments:	Staff Report		

Project name:	New Suffolk Waterfront Fund	SCTM#:	1000-117-8-18
Location:	650 First Street, on the corner of Main Street and First Street, New Suffolk		
Description:	This approved Site Plan is for the re-location, renovation and addition of 47 sq. ft. to the historic Galley Ho restaurant building, totaling 1,725 sq. ft., to include a 66-seat restaurant and 16-slip marina on 2.3 acres in the M-II Zoning District.		
Status:	Approved Site Plan		
Action:	Review As Built Plan.		
Attachments:	Staff Report		

Project Name:	Biggane & Yenicay	SCTM#:	1000-83-1-33 & 34, 95-1-11.2
Location:	8865, 8869 and 8871 Oregon Road, on the north side of Oregon Road, approximately 525' west of Duck Pond Road, in Cutchogue.		
Description:	This proposed Lot Line Change will transfer 1.2 acres from SCTM#1000-95-1-11.2 to SCTM#1000-83-1-33 & 34. Lot 11.2 will decrease from 19.7 acres to 18.5 acres. Lot 33 will increase from 1.9 acres to 2.5 acres, and Lot 34 will increase from 2.1 acres to 2.6 acres located in the R-80 & AC Zoning Districts.		
Status:	Pending		
Action:	Review application requirements.		
Attachments:	Staff Report		

Project Name:	Martz Standard Subdivision	SCTM#:	1000-104-12-6.1
Location:	555 Broadwaters Road, Cutchogue		
Description:	This proposal is for a Standard Subdivision of a 1.62 acre parcel into two lots where proposed Lot 1 equals 0.71 acres and proposed Lot 2 equals 0.92 acres, located in the R-40 Zoning District. The Zoning Board of Appeals granted an Area Variance to allow for Lot 1 to be less than 40,000 sq. ft.		
Status:	Conditional Sketch Plat Approval		
Action:	Review revised plans & for Conditional Preliminary Plat Approval.		
Attachments:	Staff Report		

Project Name:	Sutton, Alexander & Tracy	SCTM#:	1000-78-9-54 & 78
Location:	1160 North Bayview Road, 111.56 feet northeast of Liberty Lane and Victoria Drive, Southold		
Description:	This proposal is for a Standard Subdivision of a 1.82 acre parcel where in 2010 the Zoning Board of Appeals granted an area variance to allow for this parcel to be subdivided into two lots where Lot 1 equals 1.13 acres and Lot 2 equals 0.69 acres, located in the R-40 Zoning District.		
Status:	Conditional Sketch Plat Approval		
Action:	Review legal documents and State Environmental Quality Review.		
Attachments:	Staff Report		

Discussion:

- ✓ Draft Planning Department Monthly Report for January 2016