

**WORK SESSION AGENDA  
SOUTHOLD TOWN PLANNING BOARD  
Monday, May 2, 2016  
4:00 p.m.  
Southold Town Meeting Hall**

**4:00 p.m. Applications**

**5:45 p.m. Review Public Meeting Agenda**

Project name:	<b>Stanton, Phil &amp; Jennifer</b>	SCTM#:	1000-64-1-29
Location:	845 Maple Avenue, at the end of Maple Avenue approximately 679 feet south of Route 25, Southold		
Description:	This proposal is for a Standard Subdivision of a 5.32 acre parcel into three lots where Lot 1 equals 2.45 acres, Lot 2 equals 1.25 acres, and Lot 3 equals 1.63 acres, located in the R-40 Zoning District.		
Status:	Conditional Preliminary Plat Approval		
Action:	Discuss water access.		
Attachments:	Staff Report		

Project Name:	<b>Krupski &amp; Zachariadis</b>	SCTM#:	1000-97-8-31.2, 103-5-1 & 5
Location:	195 Little Neck Road, approximately 1,684 feet south of Eugene's Road, in Cutchogue		
Description:	This proposed Lot Line Change will transfer 0.62 acres from SCTM#1000-103-5-5/SCTM#1000-97-8-31.2 to SCTM#1000-103-5-1. SCTM#1000-103-5-1 will increase from 0.43 acres to 1.05 acres and SCTM#1000-103-5-5/SCTM#1000-97-8-31.2 will decrease from 22.21 acres to 21.59 acres in the R-80 and R-40 Zoning Districts.		
Status:	New Application		
Action:	Review required ZBA Variance.		
Attachments:	Staff Report		

Project Name:	<b>Estates at Royalton</b>	SCTM#:	1000-113-7-19.23
Location:	55 Cox Neck Road, on Cox Neck Road approximately 490 feet north of Sound Avenue, Mattituck		
Description:	This proposal is for a Standard Subdivision of a 36.9 acre parcel into 12 lots where Lots 1-11 equal 0.7 acres, 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.		
Status:	Conditional Sketch Approval		
Action:	Discuss uses in Open Space.		
Attachments:	Staff Report		

Project Name:	<b>Roy Reeve &amp; Raymond Nine</b>	SCTM#:	1000-114.-11-9.6 & 22.2
Location:	13400 Route 25 & 855 New Suffolk Avenue, approximately 478' east of Love Lane, Mattituck		
Description:	This proposed Lot Line Change will transfer 0.21 acres from SCTM#1000-114-11-22.2 to SCTM#1000-114-11-9.6. SCTM#1000-114-11-9.6 will increase from 0.83 acres to 1.04 acres; SCTM#1000-114-11-22.2 will decrease from 1.10 acres to 0.89 in the HB and R-40 Zoning Districts.		
Status:	Pending		
Action:	Status Up-date		
Attachments:	Staff Report		

Project name:	<b>Nickart Realty</b>	SCTM#:	1000-52-2-13
Location:	South side of CR 48, approximately 900 feet west of Bayberry Lane, in Southold		
Description:	Subdivide a 34,896 sq. ft. parcel into two lots where Lot 1 equals 17,438 sq. ft. and Lot 2 equals 17,438 sq. ft. in the R-40 Zoning District.		
Status:	Approved		
Action:	Review proposed fence.		
Attachments:	Staff Report		

Project Name:	<b>Peconic Landing Tennis Courts</b>	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 amended Site Plan is for the re-location of a 108' x 120' (12,960 sq. ft.) paved area for two (2) tennis courts in addition to eight (8) parking stalls with one (1) ADA.		
Status:	Approved Pending Final Inspection		
Action:	Review comments from Final Inspection & for Approval Extension.		
Attachments:	Staff Report		

Project name:	<b>Harbes Greenhouse &amp; Farm Shed</b>	SCTM#:	1000-120-1-3
Location:	555 Sound Avenue, ±830' w/o Aldrich Lane, Mattituck		
Description:	This Site Plan is for the construction of a 30' x 96' (2,880 s.f.) greenhouse, a 12' x 16' farm shed and a 10' x 16' poultry pen on 13.5 acres in the A-C Zoning District.		
Status:	Approved Pending Final Inspection		
Action:	Review for Approval Extension.		
Attachments:	Staff Report		

Project name:	<b>Surrey Lane, LLC</b>	SCTM#:	1000-69-5-18.6
Location:	46975 NYS Route 25, fronts Lower Rd. & NYS Rt. 25, Southold		
Description:	This Site Plan is for the construction of a 90' x 42' (3,780 sq. ft.) agricultural equipment storage building on a SC Development Rights property of 43.7 acres in the A-C Zoning District.		
Status:	Approved Pending Final Inspection		
Action:	Review for Approval Extension.		
Attachments:	Staff Report		

Project Name:	<b>Goggins, William</b>	SCTM#:	1000-114-11-9.1
Location:	13200 Route 25, ±225' west of Wickham Avenue, Mattituck		
Description:	This Site Plan is to convert an existing 2,187 sq. ft. single family dwelling to include two one-bedroom apartment units at 600 sq. ft. each and a 785 sq. ft. office pursuant to ZBA File #6677. Eight parking stalls are proposed at 13200 NYS Rt. 25, Mattituck, in the HB Zoning District.		
Status:	Approved Pending Final Inspection		
Action:	Review for Approval Extension.		
Attachments:	Staff Report		

**Discussion:**

- Review affordable housing code change – 12 units per acre for apartments
- Apartments as a principal use in commercial zones
- Draft Planning Board Monthly Report for April 2016