

**WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, June 6, 2016
4:00 p.m.
Southold Town Meeting Hall**

4:00 p.m. Applications

| | | | |
|---------------|---|--------|--------------|
| Project Name: | Braun Seafood Company Retail Store | SCTM#: | 1000-103-1-1 |
| Location: | 31000 Route 25, Cutchogue | | |
| Description: | This Site Plan is for the proposed conversion of an existing 1,128 sq. ft. residential dwelling to retail use on 0.4 acres in the General Business (B) Zoning District. | | |
| Status: | Pending | | |
| Action: | Status Update | | |
| Attachments: | Staff Report | | |

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|---------------|--|--------|---------------|
| Project Name: | Cornell Properties Amended | SCTM#: | 1000-63-1-1.5 |
| Location: | 2325 Horton Lane, ±360' s/e/o County Road 48 and Hortons Lane, Southold | | |
| Description: | This Amended Agricultural Site Plan is for the proposed construction of a 60' x 25' (1,500 sq. ft.) addition to an existing 60' x 42' (2,520 sq. ft.) barn for agricultural equipment storage on 8.5 acres of Southold Town Development Rights land in the R-80 Zoning District. | | |
| Status: | Pending | | |
| Action: | Referral Review | | |
| Attachments: | Staff Report | | |

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|---------------|---|--------|----------------|
| Project Name: | Craft Master Hops | SCTM#: | 1000-108-1-1.1 |
| Location: | 10765 CR 48, ±1,400' s/w/o Wickham Avenue and CR 48, Mattituck | | |
| Description: | This Agricultural Site Plan is for the proposed construction of a 120' x 60' (7200 sq. ft.) frame barn for agricultural storage on Suffolk County Development Rights land; 19.9 acres in the A-C Zoning District. | | |
| Status: | Pending | | |
| Action: | Referral Review | | |
| Attachments: | Staff Report | | |

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|---------------|--|--------|---------------|
| Project Name: | Crescent Beach Condominiums | SCTM#: | 1000-35-8-3.2 |
| Location: | 1985 Maple Lane, ±2,000' s/e/o NYS Rt. 25 & Maple Lane, Greenport | | |
| Description: | This site plan is for the demolition of an existing barn and the proposed construction a 2,797 sq. ft. one-story storage facility on 0.41 acres in the RR Zoning District. | | |
| Status: | Approved Site Plan | | |
| Action: | Approval Extension & Final Inspection | | |
| Attachments: | Staff Report | | |

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|---------------|---|--------|----------------|
| Project Name: | De Art of Nature, LLC | SCTM#: | 1000-84-1-10.4 |
| Location: | 23423 CR 48, Cutchogue | | |
| Description: | This site plan is for a 17,888 sq. ft. addition to an existing 37,183 sq. ft. glass greenhouse structure and two (2) new office trailers @ 720 sq. ft. each on a 5.8-acre parcel in the A-C Zoning District | | |
| Status: | Approved Site Plan | | |
| Action: | Approval Extension | | |
| Attachments: | Staff Report | | |

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|---------------|---|--------|---------------|
| Project Name: | Fox Lane Residences | SCTM#: | 1000-12-1-1.2 |
| Location: | Fox Lane, ±350" n/w/o Fox Lane & Whistler Ave, Fishers Island | | |
| Description: | This proposed site plan is for the construction of four (4) tenant-occupied affordable housing units in three structures; two at 1282sq.ft., one at 1784sq.ft., and one at 507sq.ft. on 0.75acres in the AHD zoning district, Fishers Island. | | |
| Status: | New Application | | |
| Action: | Review for completeness. | | |
| Attachments: | Staff Report | | |

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|---------------|--|--------|----------------|
| Project Name: | Showalter Farms | SCTM#: | 1000-108-4-1.4 |
| Location: | 18625 Main Road, ±1,190' w/o Elijah's Lane, Mattituck | | |
| Description: | This Site Plan is to construct Phase One of a riding academy, and includes one 24' x 30' (720 sq. ft.) 3-stall barn, two 24' x 10' (240 sq. ft.) 2-stall barns, an outdoor riding/training area approximately 140' x 270' and eight (8) parking stalls on 24.2 acres in the A-C Zoning District. | | |
| Status: | Approved Site Plan | | |
| Action: | Approval Extension | | |
| Attachments: | Staff Report | | |

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|---------------|--|--------|--------------|
| Project name: | Orient Acres Subdivision | SCTM#: | 1000-14-2-25 |
| Location: | 32625 Route 25, Orient | | |
| Description: | This proposal is to subdivide a 9.93 acre parcel into 3 clustered lots and 1 open space lot where Lot 1 equals 2.81 acres inclusive of 0.45 acres of open space and 1.0 acre of unbuildable land, Lot 2 equals 1.07 acres inclusive of 0.16 acres of unbuildable land, Lot 3 equals 0.75 acres and Lot 4 equals 5.30 acres inclusive of 0.49 acres for a right of way and 4.80 acres of open space. The parcel is located in the R-80 Zoning District. | | |
| Status: | New Application | | |
| Action: | Review for Completeness | | |
| Attachments: | Staff Report | | |

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|---------------|---|--------|------------------|
| Project Name: | Estates at Royalton | 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: | Pending | | |
| Action: | Conditional Preliminary Approval | | |
| Attachments: | Staff Report | | |