

**WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, July 11, 2016
4:00 p.m.
Southold Town Meeting Hall**

4:00 p.m. Applications

Project Name:	Estates at Royalton	SCTM#:	1000-113-7-19.23
Location:	55 Cox Neck Road, on Cox Neck Road approximately 490' 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 Preliminary Plat Approval		
Action:	Review for Final Plat completeness.		
Attachments:	Staff Report		

Project Name:	Martz Standard Subdivision	SCTM#:	1000-104-12-6.1
Location:	555 Broadwaters Road, approximately 80' west of Wunneweta 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 Preliminary Plat Approval		
Action:	Review Park & Playground Finding and Engineer's comments.		
Attachments:	Staff Report		

Project name:	Koehler Family Ltd. Partnership	SCTM#:	1000-115-10-1
Location:	4180 New Suffolk Avenue, on the corner of Marratooka Road and New Suffolk Avenue, Mattituck		
Description:	This proposal is a Standard Subdivision of a 14.94 acre parcel into eight lots where Lot 1 equals 0.83 acres inclusive of 0.04 acres of unbuildable lands; Lot 2 equals 0.85 acres inclusive of 0.05 acres of unbuildable lands; Lot 3 equals 1.13 acres inclusive of 0.26 acres of unbuildable lands; Lot 4 equals 0.70 acres; Lot 5 equals 0.66 acres; Lot 6 equals 0.70 acres; Lot 7 equals 0.73 acres; and Lot 8 equals 8.72 acres of Open Space and 0.05 acres of unbuildable lands, located in the R-80 Zoning District. This property includes a proposed road totaling 0.54 acres.		
Status:	Conditional Sketch Approval		
Action:	Review design.		
Attachments:	Staff Report		

Project Name:	Joint Industry Board & McBride Re-Subdivision	SCTM#:	1000-83-2-16 & 17.1
Location:	10475 & 10725 Oregon Road, approximately 1,018' southeast of Duck Pond Road, Cutchogue		
Description:	This proposed re-subdivision will reconfigure the lot lines of two parcels, SCTM#1000-83-2-17.1(28.7 ac) and SCTM#1000-83-2-16 (30.8 ac), with no change to the current lot sizes. Currently both parcels front on and run perpendicular to Oregon Road. The proposed re-subdivision would result in the majority of the road frontage shifting to Lot 16. Lot 17.1 would be located behind (to the northwest) of Lot 16. This proposal is located in the AC and RR Zoning Districts.		
Status:	Pending		
Action:	Review design and referrals.		
Attachments:	Staff Report		

Project Name:	Verizon Wireless at MGH Enterprises	SCTM#:	1000-15-9-8.1
Location:	40200 Route 25, ±345' s/w/o Lands End Rd. & NYS Rt. 25, Orient		
Description:	This Amended Wireless Communications Application is for a proposed 20 ft. pole extension to an approved 70 ft. high concealment pole for a Verizon Wireless co-location of an interior mounted antenna between 70' and 90' above ground level, a 10 kw diesel generator with sound enclosure, associated ground equipment and additional landscaping. There are ±3,924 sq. ft. of existing buildings including a restaurant, marina and associated accessory structures, all on 4.7 acres in the Marine II Zoning District.		
Status:	New Application		
Action:	Review for completeness.		
Attachments:	Staff Report		

Project Name:	East End Tick & Mosquito Pest Control	SCTM#:	1000-97-3-2
Location:	36570 Route 25, ±420' s/w/o of Skunk Lane. & Main Road, Cutchogue		
Description:	This Site Plan is for the proposed conversion of an existing building to a single family dwelling with an attached business office with four (4) parking stalls on 0.25 acres in the Limited Business (LB) Zoning District.		
Status:	Pending		
Action:	Review referrals.		
Attachments:	Staff Report		

Project Name:	Brewer Yacht Yard Pavilion 2007	SCTM#:	1000-43-3-2
Location:	on the corner of Manhasset Avenue and Sandy Beach Road, known as 500 Sandy Beach Road, in Greenport		
Description:	This Amended Site Plan is for a new accessory 45' x 25' open air pavilion on a 9.6-acre parcel in the Marine II Zone.		
Status:	Expired		
Action:	Review request for Approval Extension.		
Attachments:	Staff Report		

Project Name:	Sports East Fitness Club	SCTM#:	1000-122-7-9
Location:	9300 Route 25, ±141's/w/o Sigsbee Road & NYS Route 25, Mattituck		
Description:	This Site Plan is for a proposed multi-sport membership club consisting of an outdoor soccer field and five (5) tennis courts, a 150' x 550' (82,500 sq. ft.) building to include a pool, basketball court, soccer field and space for physical fitness activities with 224 parking spaces on 20.8 acres in the R-80 Zoning District.		
Status:	Pending		
Action:	Review Draft SEQR Determination.		
Attachments:	Draft SEQR Determination		

Discussion:

- ✚ Draft Planning Board Monthly Report for June 2016