

**WORK SESSION AGENDA  
SOUTHOLD TOWN PLANNING BOARD  
Monday, September 12, 2016  
4:00 p.m.  
Southold Town Meeting Hall**

**(2:30 p.m. Executive Session – Supervisor’s Conference Room)  
4:00 p.m. Applications  
5:45 p.m. Review Public Meeting Agenda**

Project Name:	<b>Southold Gas Station &amp; Convenience Store</b>	SCTM#:	1000-55-5-2.2
Location:	45450 CR 48, on the s/w corner of CR 48 and Youngs Avenue, Southold.		
Description:	This Amended Site Plan is for the proposed conversion of an existing 3,476 sq. ft. building (formerly for vehicle detailing, RV sales and servicing) to a convenience store and vehicle fuel sales, with: 6 fuel pumps (12 fueling stations), two canopies, one at 50' x 24' (1,200 sq. ft.) and the other at 50' x 50' (2,500 sq. ft.) and 29 parking spaces on 1.46 acres in the General Business (B) Zoning District.		
Status:	Pending		
Action:	State Environmental Quality Review		
Attachments:	Hand-out		

Project Name:	<b>Harold R. Reeve &amp; Sons, Inc.</b>	SCTM#:	1000-140-1-6
Location:	1605 Wickham Avenue, Mattituck		
Description:	This proposal is for a Standard Subdivision of a 5.1 acre split-zoned parcel into 4 lots located in both the R-40 and B Zoning Districts. A portion of this property is also being considered for a Change of Zone by the Town Board, where the zoning on proposed Lot 4 is proposed to change from the R-40 and B Zoning Districts to the LB Zoning District.		
Status:	Conditional Sketch Approval		
Action:	State Environmental Quality Review		
Attachments:	SEQR document		

Project Name:	<b>Mazzoni Subdivision</b>	SCTM#:	1000-13-2-8.2
Location:	500 Soundview Drive, approximately 782' to the north of NYS Route 25 and 256' to the east of Sound View Drive, Orient		
Description:	This proposal is for a Standard Subdivision of a 22.94 acre parcel into 5 lots where Lot 1 = 2.27 acres, Lot 2 = 1.67 acres, Lot 3 = 2.13 acres, Lot 4 = 0.59 acres, Lot 5 = 16.28 acres inclusive of a 1.21 acres right-of-way, 8.58 acres of Open Space and 6 acres of a Conservation Easement held by the Peconic Land Trust (PLT) located in the R-80 Zoning District.		
Status:	Conditional Sketch Approval		
Action:	Review request re: stairs.		
Attachments:	Staff Report		

Project Name:	<b>Hudson City Savings Bank</b>	SCTM#:	1000-122-3-17.1
Location:	11520-11750 Main Road, 508 ft. e/o Bay Avenue, Mattituck		
Description:	This Site Plan is for the construction of 2 buildings totaling 13,227 sq. ft. where one proposed two story building is 9,500 sq. ft. of office space and the other proposed one story building is 3,241 sq. ft. for a bank use with 65 proposed parking spaces on a 1.931 acre split-zoned parcel in the General Business and Residential-40 Zoning Districts.		
Status:	Approved Site Plan		
Action:	Review comments from Final Site Inspection.		
Attachments:	Staff Report		

Project Name:	<b>Fishers Island Club Additions</b>	SCTM#:	1000-4-6-9
Location:	Off East End Road, ±820' s/w/o of East Main Road & East End Road, Fishers Island		
Description:	This Amended Site Plan is for the proposed addition of 10,471 sq. ft. to expand the existing use areas within the club house and increase the existing 14,270 sq. ft. Fishers Island Country Club to 24,741 sq. ft., including the addition of 28 parking stalls and a new sanitary system on 12.3 acres in the R-120 Zoning District.		
Status:	Pending		
Action:	State Environmental Quality Review		
Attachments:	Staff Report		

Project Name:	<b>Hazard, David &amp; Barbara</b>	SCTM#:	1000-103-2-1
Location:	1465 Harbor Lane, Cutchogue		
Description:	This proposal is for a Standard Subdivision of a 5.14 acre parcel into two lots where Lot 1 = 2.47 acres inclusive of 0.03 acres of wetlands and Lot 2 = 2.67 acres inclusive of 0.08 acres of wetlands located in the R-80 Zoning District.		
Status:	New Application		
Action:	Review comments to ZBA and for Sketch Plat Application completeness.		
Attachments:	Staff Report; draft comments to ZBA		

Project Name:	<b>Surrey Lane Vineyard</b>	SCTM#:	1000- 69-5-18.1
Location:	46975 Route 25, ±47' e/o South Harbor Road and NYS Rt. 25, Southold		
Description:	This proposed Site Plan is for a 3,610 sq. ft. winery (including a tasting room, retail area, wine production area, case storage and farm stand) with 39 parking stalls (21 landbanked) on a 1.8 acre parcel (SCTM1000-69-5-18.1) adjacent to ±43.7 acres of farmland (SCTM1000-69-5-18.6; to be merged) with Development Rights held by Suffolk County in the AC Zoning District, Southold.		
Status:	New Application		
Action:	Review for completeness.		
Attachments:	Staff Report		

<b>Project Name:</b>	<b>Purita Winery</b>	<b>SCTM#:</b>	1000-51-3-5
<b>Location:</b>	5195 Old North Road, ±420' s/w/o County Road 48 & Old North Rd., Southold		
<b>Description:</b>	This Site Plan is for the proposed construction of a 30' x 90' (2,652 sq. ft.) addition to an existing 71' x 90' (6,422 sq. ft.) wine production building to expand the current uses of wine production and storage (not open to the public) on a 0.76 acre parcel (SCTM1000-51-3-5) with an existing single family dwelling and nine (9) parking spaces. The subject parcel is proposed to be merged with an adjacent 2.7 acre reserve area (SCTM1000-51-3-4.11) which is attached to ±18.8 acres of farmland (SCTM1000-51.-3-4.14) with Development Rights held by Suffolk County in the AC Zoning District.		
<b>Status:</b>	New Application		
<b>Action:</b>	Review for completeness.		
<b>Attachments:</b>	Staff Report		

<b>Project Name:</b>	<b>Ackermann Agricultural Barn</b>	<b>SCTM#:</b>	1000-102-4-6.1
<b>Location:</b>	1350 Alvahs Lane, ±1175' n/w/o NYS Rt. 25 & Alvahs Lane, Cutchogue		
<b>Description:</b>	This Amended Site Plan is for the proposed construction of a 7,142 sq. ft. agricultural storage barn on Southold Town Development Rights land; 22.8 acres in the A-C Zoning District.		
<b>Status:</b>	New Application		
<b>Action:</b>	Review for completeness.		
<b>Attachments:</b>	Staff Report		

<b>Project Name:</b>	<b>The Estates at Royalton</b>	<b>SCTM#:</b>	1000-113-7-19.23
<b>Location:</b>	55 Cox Neck Road, on Cox Neck Road approximately 490' north of Sound Avenue, Mattituck		
<b>Description:</b>	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.		
<b>Status:</b>	Conditional Preliminary Plat Approval		
<b>Action:</b>	Review legal documents.		
<b>Attachments:</b>	Staff Report		

<b>Project Name:</b>	<b>James Creek Landing</b>	<b>SCTM#:</b>	1000-122-3-1.4
<b>Location:</b>	west side of Main Road, approx. 280' south of New Suffolk Ave., Mattituck		
<b>Description:</b>	This is a Standard Subdivision of a split-zoned parcel into five lots.		
<b>Status:</b>	Conditional Preliminary Approval		
<b>Action:</b>	Review submitted documents.		
<b>Attachments:</b>	Staff Report		

**Discussion:**

- Draft Planning Board Monthly Report for August 2016