

WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, October 3, 2016
4:00 p.m.
Southold Town Meeting Hall

4:00 p.m. Applications

Project Name:	Hudson City Amended	SCTM#:	1000-122-3-17.1
Location:	11600 Route 25, s/e/o Pacific St. & NYS Route 25, Mattituck		
Description:	This Amended Site Plan Application is for the proposed use change of an approved two story medical office building to a first floor consisting of a 1,200 sq. ft. restaurant & 3,550 sq. ft. of retail space and the second floor containing three (3) medical offices on 1.9 acres in the B/R-40 Zoning Districts.		
Status:	Pending		
Action:	Referral Review		
Attachments:	Staff Report		

Project Name:	Threes Brewing East	SCTM#:	1000-83-3-4.6
Location:	12820 Oregon Rd., south corner of Cox Ln. & Oregon Rd., Cutchogue		
Description:	This Site Plan Application is for the proposed construction of a 100' x 65' (6500 sq. ft.) steel building for production (brewery with no retail), office and storage with 21 parking stalls on 0.96 acres in the Light Industrial Zoning District, Cutchogue.		
Status:	Pending		
Action:	Referral Review & SEQRA Review		
Attachments:	Staff Report		

Project Name:	The Estates at Royalton	SCTM#:	1000-113-7-19.23
Location:	55 Cox Neck Rd., on Cox Neck Rd. approximately 490' north of Sound Ave., 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 legal documents.		
Attachments:	Staff Report		

Project name:	Cutchogue Business Center Subdivision	SCTM#:	1000-83-3-4.6
Location:	12820 Oregon Rd., Cutchogue		
Description:	This project is an approved Standard Subdivision of a 6.10 acre parcel into five lots where Lot 1 equals 1.29 acres, Lot 2 equals 0.92 acres, Lot 3 equals 1.47 acres, Lot 4 equals 0.92 acres, and Lot 5 equals 1.06 acres, located in the LI Zoning District.		
Status:	Approved		
Action:	Review request to reduce the Performance Bond.		
Attachments:	Staff Report		

Project Name:	Fishers Island Club Additions	SCTM#:	1000-4-6-9
Location:	Off East End Rd., ±820' s/w/o of East Main Rd. & East End Rd., 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:	Status Update		
Attachments:	Staff Report		

Project Name:	McCall Wine Production Facility	SCTM#:	1000-109-1-38
Location:	22600 NYS Route 25, ±1,800' s/w/o Alvahs Ln. & NYS Route 25, Cutchogue		
Description:	This application is for the proposed construction of a multi-level 17,100 sq. ft. wine production and storage facility, including agricultural equipment storage, on a 1.8 acre reserve area (SCTM#1000-109-1-38) attached to ±35.8 acres of farmland (SCTM#1000-116-1-3.4) with Development Rights held by Suffolk County in the AC Zoning District. This facility will not be open to the public.		
Status:	Pending		
Action:	Status Update		
Attachments:	Staff Report		

Project Name:	Hazard, David & Barbara	SCTM#:	1000-103-2-1
Location:	1465 Harbor Ln., 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:	Pending		
Action:	Review comments to ZBA and submitted documents.		
Attachments:	Staff Report; draft comments to ZBA		

Project Name:	Surrey Lane Vineyard	SCTM#:	1000- 69-5-18.1 & 18.6
Location:	46975 Rt. 25, ±47' e/o South Harbor Rd. and NYS Route 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 (SCTM#1000-69-5-18.1) adjacent to ±43.7 acres of farmland (SCTM#1000-69-5-18.6; to be merged) with Development Rights held by Suffolk County in the AC Zoning District.		
Status:	New Application		
Action:	Review for completeness.		
Attachments:	Staff Report		

Project Name:	Purita Winery	SCTM#:	1000-51-3-5, 4.11, 4.12, 4.13 & 4.14
Location:	5195 Old North Rd., ±420' s/w/o County Rd. 48 & Old North Rd., Southold		
Description:	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 (SCTM#1000-51-3-5) 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 (SCTM#1000-51-3-4.11) which is attached to ±18.8 acres of farmland (SCTM#1000-51.-3-4.14) with Development Rights held by Suffolk County in the AC Zoning District.		
Status:	New Application		
Action:	Review for completeness.		
Attachments:	Staff Report		

Project Name:	Sannino Winery & Tasting Room	SCTM#:	1000-101-1-14.4 & 14.6
Location:	7495 Alvahs Ln., ±490' s/w/o Alvahs Ln. and CR 48, Cutchogue		
Description:	This Site Plan is for the proposed construction of a 2,800 sq. ft. winery & forty (40) parking stalls on two adjacent parcels (to be merged pursuant to ZBA File #6882) totaling 8.94 acres in the A-C Zoning District.		
Status:	New Application		
Action:	Review for completeness.		
Attachments:	Staff Report		

Project Name:	Matchbook Distillery	SCTM#:	1000-48-2-44.3
Location:	230 Corwin St., s/e corner of 9th St. & Corwin St., Greenport		
Description:	This Amended Site Plan application is for proposed interior renovations to existing buildings (no footprint expansion) for a production distillery, formerly a warehouse facility, consisting of four (4) buildings totaling ±32,038 square feet. ±12,902 sq. ft. to remain as storage, ±18,979 sq. ft. distillery and ±2,257sq. ft. vinegar production with thirty-three (33) parking stalls on 1.5acres in the Light Industrial Zoning District, Greenport.		
Status:	New Application		
Action:	Review for completeness.		
Attachments:	Staff Report		

Discussion:

- Draft Planning Board Monthly Report for September 2016