

**WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, January 9, 2017 - 2:30 p.m.
Southold Town Annex Board Room
2ND Floor, Capital One Bank Building**

2:30 p.m. Applications

Project Name:	Philippou & Vallas	SCTM#:	1000-31-2-7, 9, 6.1 & 6.2
Location:	2090 Rocky Point Road, East Marion		
Description:	This proposed lot line change involves the re-subdivision of three lots and lot merger. Lot SCTM#1000-31-2-6.2 is vacant and is being eliminated and will be split between the adjacent lots; where lot 1 (SCTM # 1000-31-2-6.1) will increase from 15,000 sq. ft. to 116,402 square feet due to the transfer of 10,589 sq. ft. and merging of 90,605 sq. ft. from SCTM#1000-31-2-9. Lot 2 SCTM#1000-31-2-7 will increase in size by 6,862 sq. ft. to total lot size 23,387 sq. ft. Lot 2 remains non-conforming in the R-40 Zoning District.		
Status:	Pending		
Action:	Review comments and set Public Hearing.		
Attachments:	Staff Report		

Project name:	Baxter, William J. Jr.	SCTM#:	1000-102-5-9.4
Location:	260 Griffing Avenue, Cutchogue		
Description:	This proposal is a Standard Subdivision of a 2.38 acre parcel into 4 lots where Lot 1 = 0.62 acres, Lot 2 = 0.63 acres, Lot 3 = 0.62 acres and Lot 4 = 0.52 acres, in the Hamlet Business Zoning District.		
Status:	Conditional Sketch Approval		
Action:	Review request for extension.		
Attachments:	Staff Report		

Project name:	Noone Standard Subdivision	SCTM#:	1000-143-1-4.1
Location:	210 Sigsbee Road, Mattituck		
Description:	This proposal is for a 2-lot Standard Subdivision of a 21,016 sq. ft. parcel where Lot 1 = 10,501 sq. ft. and Lot 2 = 10,515 sq. ft. in the R-40 & B Zoning Districts.		
Status:	Conditional Preliminary Plat Approval		
Action:	Review request for extension.		
Attachments:	None		

Project Name:	Big Bing & Little Bing	SCTM#:	1000-95-1-7.2 & 8.3
Location:	6795 Oregon Road, approximately 1,481 ft. west of Duck Pond Road, Cutchogue		
Description:	This proposal is for a 75/75 split cluster Conservation Subdivision subdividing two R-80 and AC split-zoned parcels, SCTM#1000-95-1-8.3 (54.24 acres) and SCTM#1000-95-1-7.2 (30.49 acres) totaling 84.76 acres into 9 lots where: Lot 1 equals 4.09 acres; Lot 2 equals 39.58 acres upon which development rights are proposed to be sold to Suffolk County; Lot 3 equals 23.45 upon which development rights are proposed to be sold to Suffolk County; Lot 4 equals 1.64 acres; Lot 5 equals 1.75, Lot 6 equals 2 acres; Lot 7 equals 4.24 acres; Lot 8 equals 2.03 acres; Lot 9 equals 1.44 acres and a proposed right-of-way which equals 4.45 acres.		
Status:	Pending		
Action:	Review Board of Trustee comments regarding top of bluff designation		
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 Town 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 Clustered Standard Subdivision of a 14.9 acre parcel into seven lots where Lot 1 equals 0.80 acres; Lot 2 equals 0.90 acres inclusive of 0.09 acres of unbuildable lands; Lot 3 equals 1.11 acres inclusive of 0.22 acres of unbuildable lands; Lot 4 equals 0.71 acres; Lot 5 equals 0.66 acres; Lot 6 equals 0.70 acres; Lot 7 equals 9.5 acres inclusive of 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 Town Engineer Report and Archeology Report.		
Attachments:	Staff Report		

Project name:	Harold R. Reeve & Sons, Inc.	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 where Lot 1 equals 1 acre inclusive of 0.06 acres of unbuildable land, Lot 2 equals 1 acre inclusive of 0.05 acres of unbuildable land, Lot 3 equals 1 acre inclusive of 0.04 acres of unbuildable land located in the R-40 Zoning District and Lot 4 equals 1.8 acres located in both the R-40 and B Zoning Districts. A 0.3 acre proposed private road, Creek View Lane, is located on the northeast side of the subdivision off of Wickham Avenue. This proposal includes a Change of Zone Application where the zoning on Lot 4 is proposed to change from the R-40 and B Zoning Districts to the LB Zoning District.		
Status:	Pending		
Action:	Review request for extension.		
Attachments:	Staff Report		

Project name:	Oregon Landing II Subdivision	SCTM#:	1000-95-1-5
Location:	on the n/s/o Oregon Road, approximately 135' w/o Alvah's Lane, in Cutchogue		
Description:	Conservation Subdivision of a 32.73-acre parcel into 5 lots (23.75 ac. preserved farmland)		
Status:	Final Approval		
Action:	Amend Agreement and C&R's		
Attachments:	Staff Report		

Project Name:	The 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 Final Plat Approval		
Action:	Discuss Fence & Paddocks		
Attachments:	None		

Project Name:	Purita Winery	SCTM#:	1000-51-3-5, 4.11, 4.12, 4.13 & 4.14
Location:	5195 Old North Road, ±420' s/w/o County Road 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.) building for the use 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, Southold.		
Status:	Pending		
Action:	Referral Review		
Attachments:	Staff Report		

Project Name:	8 Hands Farm Amended	SCTM#:	1000-96-2-10.1
Location:	4735 Cox Lane, Cutchogue		
Description:	This Amended Site Plan is for the proposed construction of a 24 x 42 (1,008 sq. ft.) steel building for cheese making to be connected to an existing agricultural building by a 10 x 12' breezeway and add kitchen and bathrooms to an existing farm stand on 27.5 acres (2 acre reserve; 25.5 acres DRT) in the AC Zoning District		
Status:	Approved		
Action:	Review Final Inspection		
Attachments:	Staff Report		

Discussion:

- ❖ Draft comments to ZBA re: Verizon at MGH Enterprises
SCTM#1000-15-9-8.1, 40200 Route 25, Orient

- ❖ Draft Monthly Report for December