

OFFICE LOCATION:
Town Hall Annex
54375 State Route 25
(cor. Main Rd. & Youngs Ave.)
Southold, NY



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PLANNING BOARD OFFICE
TOWN OF SOUTHOLD

WORK SESSION AGENDA
Monday, January 11, 2021
4:00 p.m.

This meeting is public; however it does not constitute a public hearing. Testimony from the public may not be solicited nor received. The Planning Board may add or remove applications from the Agenda upon its discretion, without further notice. Applications may not be heard in the order they appear on this agenda.

This work session will be held virtually via the Zoom online platform. Pursuant to Executive Order 202.1 of New York Governor Andrew Cuomo in-person access by the public will not be permitted.

Options for public attendance:

- To join via computer:
[Click Here](#)

Or

Online at the website **zoom.us**, click "Join a Meeting" and enter the

Meeting ID: **921 3928 1842**

Password: **574919**

- Join by telephone:
Call 1(646)558-8656
Enter Meeting ID and password when prompted (same as above)

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|---------------|---|--------|----------------|
| Project Name: | North Fork Self Storage III | SCTM#: | 1000-96.-1-1.3 |
| Location: | 65 Commerce Drive, Cutchogue | | |
| Description: | This site plan is for the proposed construction of two (2) 2-story self-storage buildings at 53,800 sq. ft. and 37,750 sq. ft. which includes a 300 sq. ft. office; and 18 parking stalls on 3.7 acres in the Light Industrial Zoning District. | | |
| Status: | Pending | | |
| Action: | Review for Determination | | |
| Attachments: | Staff Report | | |

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|---------------|--|--------|----------------|
| Project Name: | Wickham Road Offices | SCTM#: | 1000-114-11-15 |
| Location: | 12800 Route 25, Mattituck | | |
| Description: | This site plan is for the proposed conversion of an existing 770 sq. ft. accessory apartment to a principle office structure, no footprint expansion or basement, with four (4) parking stalls on 0.23 acres in the Hamlet Business Zoning District. | | |
| Status: | Pending | | |
| Action: | Review for Completeness | | |
| Attachments: | Staff Report | | |

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|---------------|--|--------|-----------------|
| Project Name: | The Heritage at Cutchogue Amended (Harvest Pointe) | SCTM#: | 1000-102-1-33.3 |
| Location: | 75 Schoolhouse Road, on the n/w corner of Griffing Street and School House Lane, approximately 1,079 feet n/o the Main Road, in Cutchogue. | | |
| Description: | This amended site plan proposes to change eight of the approved units from the B2 unit design (livable floor area 1,599 sq. ft.) to a revised C unit design (livable floor area 1,999 sq. ft.). The livable floor area will increase by a total of 3,200 sq. ft. for the overall site. | | |
| Status: | New Application | | |
| Action: | Review for Completeness | | |
| Attachments: | Staff Report | | |

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|---------------|---|--------|--------------|
| Project Name: | Peconic Landing Wellness Center | SCTM#: | 1000-35-1-25 |
| Location: | 1500 Brecknock Road, Greenport | | |
| Description: | This amended site plan is for the proposed construction of a 1,138 sq. ft. addition to the existing Wellness Center and a reconfiguration of the parking lot in front of the subject addition and the entrance to the existing Community Center, all part of an existing continuing care retirement community on 144 acres in the Hamlet Density Zoning District. | | |
| Status: | Pending | | |
| Action: | Review for Completeness | | |
| Attachments: | Staff Report | | |

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|---------------|--|--------|---------------|
| Project Name: | Southold Gas Station & Convenience Store | 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: | Review SCDPW change to driveway. | | |
| Attachments: | Staff Report | | |

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|---------------|--|--------|---------------|
| Project Name: | Tenedios Barn & Greenhouse Amended | SCTM#: | 1000-19-1-1.4 |
| Location: | 28410 Route 25, Orient | | |
| Description: | This amended agricultural site plan is for the addition of a 60' x 24' (1,440 sq. ft.) greenhouse to a site where a one story 8,664 sq. ft. building to house livestock and store feed, supplies and farm equipment has conditional approval from the Planning Board, on a 34.5 acre farm, of which 29.5 acres have development rights held by Southold Town and 5 acres have development rights intact (the greenhouse is located in the 5-acre area and the barn is located in the 29.5-acre area) in the R-200 Zoning District. | | |
| Status: | Approved | | |
| Action: | Review for Extension | | |
| Attachments: | Staff Report | | |

Discussion:

- ❖ ZBA Request for Comments: 12425 Sound LLC, 12425 Old Sound Ave., Mattituck SCTM#1000-141-3-39, Conversion and Expansion of Building for Apartments
- ❖ December Monthly Report