

**WORK SESSION AGENDA  
SOUTHOLD TOWN PLANNING BOARD  
Monday, February 6, 2017 - 2:30 p.m.  
Southold Town Annex Board Room  
2<sup>ND</sup> Floor, Capital One Bank Building**

**2:30 p.m. Applications**

Project Name:	<b>Sannino Winery &amp; Tasting Room</b>	SCTM#:	1000-101-1-14.4
Location:	7495 Alvahs Lane, ±490' s/w/o Alvahs Lane and CR 48, Cutchogue		
Description:	This Site Plan is for the proposed construction of a 5,672 gross sq. ft. winery (wine production, retail area, wine education room and 2800 sq. ft. basement) and forty (43) parking stalls on two adjacent parcels (to be merged pursuant to ZBA File 6882) totaling 8.94 acres in the A-C Zoning District, Cutchogue.		
Status:	Pending		
Action:	Referral Review		
Attachments:	Staff Report		

Project Name:	<b>Braun Seafood Company Retail Store</b>	SCTM#:	1000-103-1-1
Location:	31000 Route 25, Cutchogue		
Description:	This Site Plan is for the proposed conversion of an existing 1,128 sq. ft. residential dwelling to retail use on 0.4 acres in the General Business (B) Zoning District.		
Status:	Approved		
Action:	Review comments from Final Site Inspection.		
Attachments:	Staff Report		

Project Name:	<b>New Cingular Wireless/AT&amp;T at 1040B Hortons Lane</b>	SCTM#:	1000-63-1-10
Location:	1040B Horton's Lane, Southold		
Description:	This proposed Site Plan is for a 75' high wireless telecommunications monopole to include six (6) AT&T panel antennas and two (2) empty 10' sections for possible future co-location (all concealed within the pole), along with 300 sq. ft. proposed within an existing building for associated ground equipment on 6.9 acres in the Light Industrial Zoning District.		
Status:	Approved		
Action:	Approval Extension		
Attachments:	Staff Report		

Project Name:	<b>13400 Main Road Corp.</b>	SCTM#:	1000-114-11-9.6
Location:	13400 NYS Route 25, ±10' s/w/o Wickham Avenue & NYS Rt. 25, Mattituck		
Description:	This proposed Site Plan, in conjunction with a pending Lot Line Modification, is for the addition of ±9,258 sq. ft. of land for ±23 parking stalls on 1.05 acres in the Hamlet Business Zoning District.		
Status:	Pending		
Action:	Discuss Sidewalk & SEQRA Assessment		
Attachments:	Staff Report		

Project Name:	<b>Matchbook Distillery</b>	SCTM#:	1000-48-2-44.3
Location:	230 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 sq. ft. ±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 1.5 acres in the Light Industrial Zoning District, Greenport.		
Status:	Pending		
Action:	SEQRA Assessment		
Attachments:	Staff Report		

Project Name:	<b>Mazzoni, 500 Soundview Drive, LLC</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 acre 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:	Status Update		
Attachments:	Staff Report		

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:	DEIS Determination of Adequacy		
Attachments:	Staff Report		

**Discussion:**

- ❖ Request for comments to ZBA re: Mattebella Vineyard  
SCTM#1000-75-2-15.1, 46005 Route 25, Southold
  
- ❖ Draft Monthly Report for January
  
- ❖ Comp Plan Status Update