

**WORK SESSION AGENDA  
SOUTHOLD TOWN PLANNING BOARD  
Monday, February 27, 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>Olde Colonial Place, LLC</b>	SCTM#:	1000-140-2-21
Location:	615 Pike Street, Mattituck		
Description:	This Site Plan Application is to demolish an existing 2 ½ story dwelling and construct a 60' x 93' (5,580 sq. ft.) multi-use 5-unit commercial building (no basement) and 21 parking stalls on 0.5 acres in the Hamlet Business Zoning District.		
Status:	Denied		
Action:	Update from property owner.		
Attachments:	None		

Project Name:	<b>North Fork United Methodist Church</b>	SCTM#:	1000-63-1-15
Location:	43960 CR 48, Southold		
Description:	This Site Plan is for the proposed construction of a 7,640 sq. ft. place of worship and 42 parking stalls including 4 ADA on 2.45 acres in the Limited Business (LB) Zoning District.		
Status:	New Application		
Action:	Completeness		
Attachments:	Staff Report		

Project Name:	<b>The Enclaves</b>	SCTM#:	1000-63-3-15
Location:	56655 Route 25, Southold		
Description:	This proposed Site Plan is for the conversion of an existing 3,026 sq. ft. residence with a 584 sq. ft. addition into a 74 seat restaurant and the construction of a 49,659 gross sq. ft. hotel with 22 units, an outdoor pool and 123 parking stalls on 6.75 acres in the Hamlet Business Zoning District.		
Status:	New Application		
Action:	Completeness & Coordination with Zoning Board of Appeals		
Attachments:	Staff Report		

Project Name:	<b>Polak Agricultural Barn</b>	SCTM#:	1000-55-6-34
Location:	57995 Route 25, Southold		
Description:	This Agricultural Site Plan is for a proposed 60' x 40' (2400 sq. ft.) agricultural storage barn on 2.28 acres in the R-80 Zoning District.		
Status:	New Application		
Action:	Completeness		
Attachments:	Staff Report		

Project Name:	<b>The Heritage at Cutchogue 2015</b>   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 proposed Residential Site Plan is for development of 124 detached and attached dwelling, with a 6,188 sq. ft. community center, an outdoor swimming pool, one tennis court, and various other associated site improvements, on a vacant 46.17-acre parcel in the Hamlet Density (HD) Zoning District.
Status:	Pending
Action:	Review revised plans
Attachments:	Staff Report

Project Name:	<b>Big Bing &amp; Little Bing</b>   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:	Completeness Review & Discussion of Proposed Road Location
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:	Pending
Action:	Completeness Review
Attachments:	Staff Report

**Discussion:**

- ❖ Draft Comments to ZBA re: Mattebella Vineyard  
SCTM#1000-75-2-15.1, 46005 Route 25, Southold

**Executive Session:**

- ❖ Advice from Town Attorney