

**WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, March 13, 2017
4:00 p.m.
Southold Town Meeting Hall**

**3:00 p.m. Executive Session – Advice from Town Attorney
4:00 p.m. Applications**

Project Name:	Chris Mohr Lawncare Shed	SCTM#:	1000-96-1-20.1
Location:	22155 CR 48, Cutchogue		
Description:	This Amended Site Plan application is for an as-built shed conversion to office space on 0.89 acres in the LI Zoning District.		
Status:	New Application		
Action:	Completeness Review & Coordination with Zoning Board of Appeals		
Attachments:	Staff Report		

Project Name:	Sannino Winery & Tasting Room	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 6,440 gross sq. ft. winery (wine production, retail area, wine education room and 3600 sq. ft. basement) and thirty nine (39) 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:	Pending		
Action:	Revised Site Plan		
Attachments:	Staff Report		

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.		
Status:	Pending		
Action:	Revised Site Plan		
Attachments:	Staff Report		

Project Name:	Hudson City Amended	SCTM#:	1000-122-3-17.1
Location:	11600 Route 25, s/e/o Pacific Street & 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:	Approved		
Action:	Comments from Final Site Inspection		
Attachments:	Staff Report		

Project Name:	13400 Main Road Corp.	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:	Status Update		
Attachments:	Staff Report		

Project Name:	The Heritage at Cutchogue 2015	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:	Continue review of revised plans		
Attachments:	Staff Report		

Project Name:	Hazard, David & Barbara	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:	Consideration for Conditional Sketch Plan Approval		
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:	Lot 1 Grading		
Attachments:	Staff Report		

Project name:	Mazzaferro, Karen	SCTM#:	1000-63-1-12
Location:	on the east side of Horton's Lane, in Southold		
Description:	This proposed standard subdivision is to subdivide a 4.28-acre parcel into 3 lots, where Lot 1 equals 41,994 sq. ft., Lot 2 equals 43,631 sq. ft., and Lot 3 equals 90,023 sq. ft., in the R-40 Zoning District.		
Status:	Final Approval		
Action:	Review request re: Archeological Study		
Attachments:	Staff Report		

Discussion:

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

- ❖ Request for Comments to ZBA re: The Enclaves
SCTM#1000-63-3-15, 56655 Route 25, Southold

- ❖ Request for Comments to ZBA re: North Fork Recycling (aka Peconic Recycling)
SCTM#1000-95-2-6, 810 Commerce Drive, Cutchogue

- ❖ Local Law in relation to amendments to Chapter 280-4, Agriculture

- ❖ Draft Monthly Report for February