

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



**MAILING ADDRESS:**  
P.O. Box 1179  
Southold, NY 11971  
**Telephone: 631 765-1938**  
**www.southoldtownny.gov**

**PLANNING BOARD OFFICE**  
TOWN OF SOUTHOLD

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WORK SESSION AGENDA  
Monday, March 22, 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](https://zoom.us), click "Join a Meeting" and enter the

Meeting ID: 926 3265 5310

Password: 206026

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

Project Name:	<b>Peconic Landing Wellness Center</b>	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:	Referral Review		
Attachments:	Staff Report		

Project Name:	<b>Croteaux Farm Vineyard &amp; Winery</b>	SCTM#:	1000-75-7-1.4
Location:	1450 South Harbor Road, Southold		
Description:	This site plan is for an existing winery including ±4,833 sq. ft. of existing winery buildings, a 3,900 sq. ft. residence, 800 sq. ft. garage and 75 parking stalls pursuant to a stipulation of settlement. The winery includes two parcels totaling 14.06 acres of which 10.61 acres are planted with grapes in the A-C Zoning District.		
Status:	Pending		
Action:	Update		
Attachments:	Staff Report		

Project Name:	<b>Southold Indian Museum</b>	SCTM#:	1000-70-7-18
Location:	1080 Main Bayview Road, Southold		
Description:	This site plan is for the proposed construction of fourteen (14) parking stalls and the addition of an ADA compliant lift with new front entry to an existing museum on 1.12 acres in the R-80 Zoning District.		
Status:	New Application		
Action:	Review for Completeness		
Attachments:	Staff Report		

Project Name:	<b>Robert Schreiber Minor Subdivision</b>	SCTM#:	Formerly: 1000-95-1-4
Location:	Oregon Rd, Cutchogue (Current SCTM#s 1000-95-1-4.2-4.4 & 82-2-1, 2		
Description:	This approved minor subdivision is for 4 lots on 47.4 acres on the north side of Oregon Road, west of Alvah's Lane in Mattituck in the R-80 Zoning District. Development Rights on 32.27 acres have been sold to the Town of Southold.		
Status:	Approved		
Action:	Road Construction & Amend Road Declaration		
Attachments:	Staff Report		

Project Name:	<b>Lebkuecher Standard Subdivision</b>	SCTM#:	1000-125.-2-2.2
Location:	3475 Aldrich Lane & 935 Franklinville Rd, Laurel		
Description:	This proposal is for a Standard Subdivision of a 35.79-acre parcel into two lots, where Lot 1 is 3.66 acres with an existing residential structure and Lot 2 is 32.13 acres with greenhouses in active farm use, in the R-80 and HB Zoning Districts.		
Status:	Pending		
Action:	Preliminary Plat Application Completeness		
Attachments:	Staff Report		

Project name:	<b>Koehler Standard Subdivision</b>	SCTM#:	1000-115-10-1
Location:	4180 New Suffolk Ave, on the southeast corner of the intersection of Marratooka Rd & New Suffolk Ave, Mattituck		
Description:	This proposal is a Clustered Standard Subdivision of a 14.9 acre parcel into six lots ranging in size from 0.7 to 1.1 acres on a new road of 0.5 acres, and an additional lot of 9.5 acres inclusive of 8.72 acres of Open Space, located in the R-80 Zoning District.		
Status:	Conditional Preliminary Plat Approval		
Action:	Review Public Hearing Comments		
Attachments:	Staff Report		

**Discussion:**

- ❖ ZBA Request for Comments: Mattituck 2012 LLC (East End Tick), 36230 NYS Route 25, Cutchogue, NY SCTM#1000-97-3-2 (Introduction)
  
- ❖ Southold Gas Station: Request for Support from Applicant for a ZBA Approval Extension, 45450 County Road 48, Southold, NY SCTM#1000-55-5-2.2
  
- ❖ Sterling Harbor Standard Subdivision – approved in 2008. Review request for a fence located on the open space parcel and crossing, and within a vegetated buffer.