

**WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, May 7, 2018
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:	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:	FEIS Timeframe Update & Review of Alternative Plan
Attachments:	None

Project Name:	Pindar Storage Building SCTM#: 1000-85-2-9.2
Location:	39935 Route 25, Peconic
Description:	This Agricultural Site Plan is for the proposed relocation and construction of a 1-story 3,259 sq. ft. building for agricultural equipment storage and no basement, located on 70.4 acres in the AC Zoning District where there is 7,151 sq. ft. of existing buildings.
Status:	Pending
Action:	Referral Review
Attachments:	Staff Report

Project Name:	Matchbook Distillery 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 ±2,257 sq. ft. vinegar production with thirty-three (33) parking stalls on 1.5 acres in the Light Industrial Zoning District.
Status:	Approved
Action:	Review Final Site Inspection
Attachments:	Staff Report

Project Name:	McCall Wine Production Facility Amended	SCTM#:	1000-109-1-38
Location:	22600 Route 25, Cutchogue		
Description:	This amended application is for the proposed construction of a multi-level 7,237 sq. ft. (including basement) wine production and storage facility, not open to the public, including a 2,992 sq. ft. timber barn for agricultural storage to be constructed above a 4,245 sq. ft. winery on a 1.8 acre reserve parcel (SCTM109.-1-38) adjacent to over 84 acres of land (SCTM116.-1-2.2 & 3.4) with Suffolk County Development Rights in the AC Zoning District.		
Status:	New Application		
Action:	Completeness		
Attachments:	Staff Report		

Project Name:	The Heritage at Cutchogue 2015 (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 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:	Approved with Conditions		
Action:	Review Revised Architectural Plan & Pool Landscaping Proposal		
Attachments:	Staff Report		

Project name:	Liebert, Kenneth & Elizabeth	SCTM#:	1000-54-3-14.8
Location:	6510 Hortons Lane, Southold		
Description:	This proposal is for a Standard Subdivision of a 2.43 acre parcel into two lots where Lot 1 is 1.22 acres and Lot 2 is 1.21 acres located in the R-40 Zoning District.		
Status:	New Application		
Action:	Completeness		
Attachments:	Staff Report		

Project Name:	Divello, John & Frances Re-Subdivision	SCTM#:	1000-140-2-30 & 32
Location:	800 Wickham Avenue & 305 Hill Street, Mattituck		
Description:	This re-subdivision proposes to transfer 0.85 acres from SCTM#:1000-140.-2-32 to SCTM#:1000-140.-2-30. Lot 30, located in the LI Zoning District, will increase from 0.47 acres to 1.37 acres. Lot 32, currently located in both the RO and LI Zoning Districts, will decrease from 1.43 acres to 0.52 acres, and will be entirely in the RO Zoning District.		
Status:	Pending		
Action:	Completeness		
Attachments:	Staff Report		

Project name:	Harold R. Reeve & Sons, Inc.	SCTM#:	1000-140-1-6
Location:	1605 Wickham Avenue, Mattituck		
Description:	This proposal is for a Standard Subdivision of a 5.1 acre split-zoned parcel into 4 lots in both the R-40 and B Zoning Districts. This proposal includes a Change of Zone Application where the zoning on Lot 4 is proposed to change from the R-40 and B Zoning Districts to the LB Zoning District.		
Status:	Conditional Sketch Approval		
Action:	Draft SEQRA Determination		
Attachments:	Draft SEQRA Determination		

Project Name:	Mazzoni Subdivision	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 = 2.34 acres, Lot 2 = 1.78 acres, Lot 3 = 2.18 acres, Lot 4 = 0.56 acres, Lot 5 = 16.06 acres inclusive of a .97 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:	Preliminary Plat Application Completeness		
Attachments:	Staff Report		

Project Name:	Big Bing & Little Bing	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 clustered Conservation Subdivision of 84.72 acres, currently existing as two adjacent parcels, SCTM#1000-95-1-8.3 (54.24 acres) and SCTM#1000-95-1-7.2 (30.49 acres), into 6 residential lots ranging in size from 2.1 to 3.9 acres, a right of way of 2.2 acres, and 2 agricultural lots totaling 60+/- acres from which development rights are proposed to be sold to Suffolk County, in the AC and R-80 Zoning Districts.		
Status:	Pending		
Action:	Site Visit Review		
Attachments:	Staff Report		

Project name:	Orient Acres Subdivision	SCTM#:	1000-14-2-25
Location:	32625 Route 25, Orient		
Description:	This proposal is to subdivide a 9.93 acre parcel into 3 clustered lots and 1 open space lot where Lot 1 equals 2.81 acres inclusive of 0.45 acres of open space and 1.0 acre of unbuildable land, Lot 2 equals 1.07 acres inclusive of 0.16 acres of unbuildable land, Lot 3 equals 0.75 acres and Lot 4 equals 5.30 acres inclusive of 0.49 acres for a right of way and 4.80 acres of open space. The parcel is located in the R-80 Zoning District.		
Status:	Pending Inactive		
Action:	Request for Renovations to Existing House		
Attachments:	Staff report and applicant's request		

Discussion:

- ❖ Draft Monthly Report for April

- ❖ Site Plan Use Determinations (SPUD): Peconic Landing
 SCTM#1000-35-1-25, 1205 Route 25, Greenport
 Request to convert one single cottage into a two-family cottage.