

**WORK SESSION AGENDA  
SOUTHOLD TOWN PLANNING BOARD  
Wednesday, May 23, 2018  
4:00 p.m.  
Southold Town Meeting Hall**

**2:30 p.m. Executive Session – Advice from Town Attorney  
4:00 p.m. Applications**

Project Name:	<b>E. Lopez Nursery</b>	SCTM#:	1000-97-3-3.1
Location:	36660 NYS Route 25, 270' s/w/o Skunk Lane & NYS Rt. 25, Cutchogue		
Description:	This Site Plan is for the proposed outdoor retail and wholesale sale of nursery products with an 8' x 10' (80 sq. ft.) sales office and 10 parking stalls on 1.48 acres in the Limited Business Zoning District.		
Status:	Approved		
Action:	Final Site Inspection		
Attachments:	Staff Report		

Project Name:	<b>Nicolette's for the Home</b>	SCTM#:	1000-61-1-8.1
Location:	53245 Route 25, Southold		
Description:	This Site Plan is for the proposed conversion of an existing 2 ½ story dwelling to retail (home showroom) with a 1,422 sq. ft. first floor for retail, a 1,258 sq. ft. second floor, with a 164 sq. ft. office and 1,094 sq. ft. for storage, a 1,292 sq. ft. basement and a 1,068 sq. ft. attic for accessory storage and a detached 432 sq. ft. cottage (pursuant to ZBA File#2430) with five (5) parking stalls on 0.54 acres in the Hamlet Business Zoning District.		
Status:	New Application		
Action:	Completeness		
Attachments:	Staff Report		

Project Name:	<b>Duffy, James &amp; Mary Ellen</b>	SCTM#:	1000-111-11-26.1
Location:	3360 Wunneweta Road, Cutchogue		
Description:	This proposal is for a Standard Subdivision of a 3.02 acre parcel into two lots where Lot 1 is 1.69 acres and Lot 2 is 1.33 acres located in the R-40 Zoning District.		
Status:	New Application		
Action:	Review For Completeness		
Attachments:	Staff Report		

Project Name:	<b>Kernan &amp; Our Lady of Grace Church Resubdivision</b>	SCTM#:	1000-10-8-12 & 9-7-11.1
Location:	1628 Oriental Ave. & 233 Alpine Ave., Fishers Island		
Description:	This Resubdivision proposes to transfer 0.18 acres from SCTM#1000-10.-8-12 to SCTM#1000-9.-7-11.1, to create additional parking for the Our Lady of Grace Roman Catholic Church. Lot 12 will decrease in size from 5.67 ac to 5.49 ac, and Lot 11.1 will increase in size from 2.32 ac to 2.50 ac in the R-80 Zoning District.		
Status:	Pending		
Action:	Review Revised Plan		
Attachments:	Staff Report		

Project Name:	<b>Kernan, Katherine</b>	SCTM#:	1000-10-8-12
Location:	1628 Oriental Ave., Fishers Island		
Description:	This proposal is for a Standard Subdivision of a 5.67 acre parcel into two lots where Lot 1 is 3.56 acres and Lot 2 is 2.11 acres located in the R-80 Zoning District.		
Status:	Pending		
Action:	Review Revised Plan		
Attachments:	Staff Report		

Project Name:	<b>Mazzoni Subdivision</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 = 2.34 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 (Public Hearing scheduled for July 9)		
Action:	SEQRA & Update		
Attachments:	Staff Report		

Project name:	<b>Harold R. Reeve &amp; Sons, Inc.</b>	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:	<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 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:	Discuss Design Issues		
Attachments:	Staff Report		

**Discussion:**

- ❖ Comprehensive Plan Update Schedule