

**WORK SESSION AGENDA  
SOUTHOLD TOWN PLANNING BOARD  
Monday, June 3, 2019  
4:00 p.m.  
Southold Town Meeting Hall**

**3:30 p.m. Executive Session – Advice from Town Attorney  
4:00 p.m. Applications**

Project Name:	<b>Tuthill Conservation Subdivision</b>	SCTM#:	1000-17.-4-16, 17.-6-14.2, 18.-3-30.3, 18.-6-17.3, 18.-6-18.1
Location:	21505 Rt. 25, 21070 Rt. 25, 26975 Rt. 25, 7685 Narrow River Rd., 8070 Narrow River Rd., Orient		
Description:	This proposal is for an 80/60 Conservation Subdivision of four parcels SCTM#1000-17-4-16, 1000-17-6-14.2, 1000-18-3-30.3 and 1000-18-6-17.3 (total area=112 acres) into 17 residential lots, with 94 acres to be preserved. This project proposes the transfer of yield pursuant to §240-42 G of the Southold Town Code.		
Status:	Pending		
Action:	Update		
Attachments:	Staff Report		

Project Name:	<b>Hound Lane Restaurant</b>	SCTM#:	1000-12-1-7.1
Location:	301 Hound Lane, Fishers Island		
Description:	This site plan is for the proposed conversion of an existing 2,815 sq. ft. building into a restaurant on the first floor, the construction of a 2,329 sq. ft. second story addition for two apartments (ZBA file #7237), twenty-six parking spaces and an existing 280 sq. ft. accessory building to remain for dry storage all on .46 acres in the B Zoning District.		
Status:	Pending		
Action:	SEQRA Assessment		
Attachments:	Staff Report		

Project Name:	<b>Berry &amp; Berry, LLC</b>	SCTM#:	1000-75-5-13
Location:	41535 Route 25, ±495' s/w/o Peconic Ln. & NYS Rt. 25, Peconic		
Description:	This proposed Site Plan Application is to convert an existing 1,096 sq. ft. dwelling to a business office and construct a 2,560 sq. ft. four bay storage garage pursuant to ZBA File #6818 on 20,419 sq. ft. (0.47 acres) in the General Business (B) Zoning District.		
Status:	Pending		
Action:	Review for Determination		
Attachments:	Staff Report		

Project Name:	<b>Gonzalez Standard Subdivision</b>	SCTM#:	1000-27.-1-9
Location:	2050 Platt Road, approximately 1,823' south of NYS Route 25, Orient		
Description:	This proposal is for the standard subdivision of a 4.29-acre parcel into two lots, where Lot 1 is 2.07 acres and Lot 2 is 2.22 acres in the R-80 Zoning District. This parcel is located on Platt Road, +/- 1,830' south of S.R. 25, in Orient.		
Status:	Conditional Preliminary Plat Approval		
Action:	Review C&R's		
Attachments:	Staff Report		

Project Name:	<b>Lowerre &amp; Little Bear Resubdivision and ODA/Conservation Subdivision</b>	SCTM#:	1000-94-3-4.1
Location:	4455 Oregon Road, Mattituck		
Description:	<p>The application proposes to resubdivide four lots, which include 146.5 acres in five tax parcels, into four new lots, preserve at least 75% of the land for agriculture through a sale of development rights to Suffolk County, and allow a future conservation subdivision of up to 9 residential lots, reducing the development yield by at least 75%.</p> <p>The parcels are SCTM#s 1000-94.-3-4.1 (9.9 acres), 94-3-4.2 (26.1 acres of development rights sold land), 1000-95.-1-1.1 (32.1 acres), 95-1-2 (33.4 acres) &amp; 95-1-3.1 (45 acres).</p> <p>As a result of this proposal, Parcel 1 will consist of 40 acres of preserved agricultural land with a 3.7-acre development area, Parcel 2 will consist of 27.3 acres of preserved agricultural land with a 1.9-acre development area, Parcel 3 will consist of 26.1 acres of preserved agricultural land with a 1.9-acre development area, and Parcel 4 will consist of 20 acres of preserved agricultural land with a 25.7-acre Open Development Area (meeting the 75/75 Conservation Subdivision requirements), designated for development of up to 9 residential lots (including the existing house). The parcels are located on Oregon Road, +/- 900 feet east of Alvah's Lane in Mattituck.</p>		
Status:	Pending		
Action:	Update		
Attachments:	Survey		

**Discussion:**

- ❖ Draft Monthly Report for May