

**WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, July 9, 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:	Latin Fuzion	SCTM#:	1000-61-1-13.1
Location:	620 Traveler Street, Southold		
Description:	This Amended Site Plan Application is for the proposed conversion of an existing 1,113 sq. ft. retail store to a sixteen (16) seat restaurant and installation of a new sanitary system on 3.14 acres in the Hamlet Business Zoning District		
Status:	Pending		
Action:	Completeness		
Attachments:	Staff Report		

Project name:	North Fork Recycling (NF Sanitation)	SCTM#:	1000-83-3-4.7
Location:	8475 Cox Ln., in Cutchogue		
Description:	This Site Plan is for the proposed construction of a 1-story 960 sq. ft. building for office use attached to a 1 ½-story 6,000 sq. ft. building for warehouse space and no basement with 16 parking stalls on 5 acres in the Light Industrial Zoning District.		
Status:	Pending		
Action:	Referral Review		
Attachments:	Staff Report		

Project Name:	Verizon Wireless at MGH Enterprises	SCTM#:	1000-15-9-8.1
Location:	40200 Route 25, ±345' s/w/o Lands End Road & NYS Route 25, Orient		
Description:	This Amended Wireless Communications Application is for a proposed 20 ft. pole extension to an approved 70 ft. high concealment pole for a Verizon Wireless co-location of an interior mounted antenna between 70' and 90' above ground level, a 10 kw diesel generator with sound enclosure, associated ground equipment and additional landscaping. There are ±3,924 sq. ft. of existing buildings including a restaurant, marina and associated accessory structures, all on 4.7 acres in the Marine II Zoning District.		
Status:	Approved		
Action:	Review filed C&Rs, and Final Site Inspection		
Attachments:	Staff Report		

Project name:	Eastern Front Brewing Retail	SCTM#:	1000-114-11-11.1
Location:	13100 Route 25, Mattituck		
Description:	This Site Plan is for a proposed 1,902 sq. ft. retail store located in the front of an existing 5,417sq. ft. 2-story building, with no change to the footprint. The remainder of the building consists of three existing dwelling units. Also existing on site is a detached 360 sq. ft. garage. There are 12 parking stalls proposed for this application on 0.62 acres in the HB Zoning District.		
Status:	New Application		
Action:	Completeness		
Attachments:	Staff Report		

Project Name:	Nicolette's for the Home	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 fourteen (14) parking stalls on 0.54 acres in the Hamlet Business Zoning District.		
Status:	Pending		
Action:	Referral Review		
Attachments:	Staff Report		

Project name:	Sparkling Pointe Warehouse	SCTM#:	1000-69-3-3
Location:	1270 CR 48, Southold		
Description:	This Amended Site Plan is for the proposed construction of a 1-story 3,196 sq. ft. building for warehouse storage, no basement and 12 parking stalls including 6 land banked where there exists a 5,808 sq. ft. building all on a 1.02 acre parcel in the Light Industrial Zoning District.		
Status:	Pending		
Action:	Referral Review		
Attachments:	Staff Report		

Project name:	Koehler Family Ltd. Partnership SCTM#: 1000-115-10-1
Location:	4180 New Suffolk Avenue, on the corner of Marratooka Road and New Suffolk Avenue, Mattituck
Description:	This proposal is a Clustered Standard Subdivision of a 14.9 acre parcel into seven lots where Lot 1 equals 0.8 acres; Lot 2 equals 0.9 acres; Lot 3 equals 1.11 acres; Lot 4 equals 0.71 acres; Lot 5 equals 0.66 acres; Lot 6 equals 0.7 acres; Lot 7 equals 9.5 acres inclusive of 8.72 acres of Open Space, located in the R-80 Zoning District. This property includes a proposed road totaling 0.54 acres.
Status:	Conditional Sketch Approval
Action:	Final Plat Completeness & Open Space
Attachments:	Staff Report

Project name:	Brantuk & Pearson Resubdivision SCTM#: 1000-75-6-7.2 & 86-6-31
Location:	44632 Route 25, +/- 950 ft. east of Wells Road, +/- 2,020 ft. south of NYS Route 25, Peconic
Description:	This proposed resubdivision transfers 0.27 acres from Lot 1 (SCTM#1000-86-06-31) to Lot 2 (SCTM#1000-75-06-7.2). Lot 1 decreased in size from 5.23 acres to 4.96 acres and Lot 2 increased from 5.30 acres to 5.57 acres. This property is located on the r.o.w. off of Route 25 in Peconic.
Status:	Pending
Action:	Review Revised C&R's
Attachments:	Staff Report

Discussion:

- ❖ Draft Monthly Report for June
- ❖ Request for Comments to ZBA re: Zupa, Mary
SCTM# 1000-81-1-16.7, 580 Basin Road, Southold