

**WORK SESSION AGENDA  
SOUTHOLD TOWN PLANNING BOARD  
Monday, July 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>Vineyard View</b>	SCTM#:	1000-40-3-1
Location:	62600 CR 48, Greenport		
Description:	This proposed Residential Site Plan is for 50 multiple dwelling units in seven buildings. All units are proposed to be offered for rent at rates set by the federal government for affordability for the next 50 years. The plan includes 14 one-bedroom units, 22 two-bedroom units and 14 three-bedroom units, a 2,649 sq. ft. community center, 104 parking spaces; and various other associated site improvements, on a vacant 17.19-acre parcel of which 10 acres will be preserved as open space (6.3 acres upland and 3.7 acres wetlands), in the Hamlet Density (HD) Zoning District located on the s/s of County Road 48 ±1,600' n/e/o Chapel Lane.		
Status:	Pending		
Action:	Status Update		
Attachments:	None		

Project name:	<b>Harold R. Reeve &amp; Sons, Inc. Standard Subdivision</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 where Lots 1-3 equal 1 in the R-40 Zoning District and Lot 4 equals 1.8 acres located 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:	Status Update		
Attachments:	Staff Report		

<b>Project Name:</b>	<b>McCall Wine Production Facility Amended</b>	<b>SCTM#:</b>	1000-109-1-38
<b>Location:</b>	22600 Route 25, Cutchogue		
<b>Description:</b>	This amended application is to reduce the size of the previously approved wine production and agricultural storage facility from 17,100 sq. ft. to 7,237 sq. ft., including a 2,992 sq. ft. timber barn on the first floor and a 4,245 sq. ft. winery, not open to the public, on a 1.8 acre reserve parcel (SCTM#1000-109.-1-38) adjacent to over 84 acres of land (SCTM#1000-116.-1-2.2 & 3.4) with Development Rights held by Suffolk County in the AC Zoning District.		
<b>Status:</b>	Pending		
<b>Action:</b>	Referral Review		
<b>Attachments:</b>	Staff Report		

<b>Project Name:</b>	<b>Peconic Landing Duplex</b>	<b>SCTM#:</b>	1000-35-1-25
<b>Location:</b>	1205 Route 25, Greenport		
<b>Description:</b>	This Site Plan is for the proposed conversion of one existing 1-story 2,987 sq. ft. single dwelling unit to a two dwelling unit with no expansion of living area and no basement, 4 parking stalls on a Hamlet Density (HD) and R-80 split zoned parcel totaling 143 acres, Greenport.		
<b>Status:</b>	Pending		
<b>Action:</b>	Referral Review		
<b>Attachments:</b>	Staff Report		

<b>Project name:</b>	<b>Eastern Front Brewing Retail</b>	<b>SCTM#:</b>	1000-114-11-11.1
<b>Location:</b>	13100 Route 25, Mattituck		
<b>Description:</b>	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 two existing dwelling units. Also existing 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.		
<b>Status:</b>	New Application		
<b>Action:</b>	Completeness		
<b>Attachments:</b>	Staff Report		

<b>Project Name:</b>	<b>Jemcap Gas Station &amp; Convenience Store</b>	<b>SCTM#:</b>	1000-55-5-9.1
<b>Location:</b>	46770 CR 48, Southold		
<b>Description:</b>	This Site Plan is for the proposed conversion of an existing 3,032 sq. ft. 2-story building (formerly retail) to a first floor convenience store and second floor with two apartments, vehicle fuel sales with: 6 fuel pumps (12 fueling stations), one canopy at 80' x 44' (3,520 sq. ft.) and 13 parking spaces on 0.85 acres in the General Business (B) Zoning District.		
<b>Status:</b>	New Application		
<b>Action:</b>	Completeness		
<b>Attachments:</b>	Staff Report		