

**WORK SESSION AGENDA  
SOUTHOLD TOWN PLANNING BOARD  
Monday, September 10, 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>Latin Fuzion</b>	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:	Referral Review		
Attachments:	Staff Report		

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>870 Love Lane Professional Office and Apartment</b>	SCTM#:	1000-140-2-17
Location:	870 Love Lane, Mattituck		
Description:	This proposed site plan is for the conversion of an existing two-story single family dwelling to a 1,430 sq. ft. Professional office on the first floor and 830 sq. ft. apartment on the second floor with nine parking stalls on 0.7 acres in the Residential Office (RO) Zoning District.		
Status:	Pending		
Action:	Review for Determination		
Attachments:	Staff Report		

Project Name:	<b>First Universalist Church</b>	SCTM#:	1000-63-6-6.1 & 6.2
Location:	51970 Route 25, Southold		
Description:	This site plan is for the proposed construction of a one story 6,816 sq. ft. place of worship and 32 parking stalls. There is an existing parish house and single family dwelling to remain, all on 1.2 acres in the Residential Office (RO) Zoning District.		
Status:	New Application		
Action:	Completeness		
Attachments:	Staff Report		

Project Name:	<b>North Fork Self Storage III</b>	SCTM#:	1000-96-1-1.3
Location:	65 Commerce Drive, Cutchogue		
Description:	This site plan is for the proposed construction of three (3) 1 - story self-storage buildings at 13,500 sq. ft., 5,300 sq. ft. and 6,700 sq. ft. as Phase One and two (2) RV Carport structures at 11,250 sq. ft. and 9,450 sq. ft. as Phase Two, with 37 parking stalls on 3.7 acres in the Light Industrial Zoning District.		
Status:	New Application		
Action:	Completeness		
Attachments:	Staff Report		

Project Name:	<b>North Fork Woodworks</b>	SCTM#:	1000-61-1-15.3
Location:	810 Traveler Street, Southold		
Description:	This site plan is for the proposed conversion of an existing 2,195 sq. ft. building to an office with accessory apartment, construction of a 744 sq. ft. accessory garage and 18 parking stalls on 0.46 acres in the Hamlet Business Zoning District.		
Status:	New Application		
Action:	Completeness		
Attachments:	Staff Report		

Project Name:	<b>Jakubiuk Agricultural Building</b>	SCTM#:	1000-55-1-8.3
Location:	5455 Youngs Avenue, Southold		
Description:	This site plan is for the proposed construction of a 1-story 12,000 sq. ft. building for agricultural storage, and no basement located on ±22.5 acres of farmland with Development Rights held by the Town of Southold in the AC Zoning District.		
Status:	New Application		
Action:	Completeness		
Attachments:	Staff Report		

Project Name:	<b>Mazzoni Standard 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		
Action:	Extension		
Attachments:	None		

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).</p> <p>The parcels are located on Oregon Road, +/- 900 feet east of Alvah's Lane in Mattituck.</p>		
Status:	New Application		
Action:	Introduction		
Attachments:	None		

**Discussion:**

- ❖ Draft Monthly Report for August