

**WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, September 24, 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:	870 Love Lane Professional Office and Apartment	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:	Threes Brewing East	SCTM#:	1000-83-3-4.6
Location:	12820 Oregon Road, south corner of Cox Lane & Oregon Road, Cutchogue		
Description:	This Site Plan Application is for the proposed construction of a 100' x 65' (6,500 sq. ft.) steel building for production (brewery with no retail), office and storage with 21 parking stalls on 0.96 acres in the Light Industrial Zoning District.		
Status:	Approved		
Action:	Review Revised Lighting		
Attachments:	Staff Report		

Project Name:	Fishers Island Waste Management District	SCTM#:	1000-12-1-1.1
Location:	2760 Whistler Avenue, Fishers Island		
Description:	This proposed site plan is for the construction of a transfer station including conversion of an existing garage into a meeting space; construction of a 4,500 sq. ft. mixing building, 2,400 sq. ft. maintenance building and 600 sq. ft. swap shop building; and the relocation of two sheds from off site, all on 9.3 acres in the R-120 Zoning District.		
Status:	New Application		
Action:	Review for Completeness		
Attachments:	Staff Report		

Project Name:	Vineyard View	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:	Review SEQRA		
Attachments:	Staff Report		

Project Name:	Kernan Standard Subdivision	SCTM#:	1000-10-8-12
Location:	1628 Oriental Avenue, Fishers Island		
Description:	This proposal is for a standard subdivision of a 246,985.30 sq. ft. parcel into three lots where Lot 1 is 81,032 sq. ft., Lot 2 is 80,085 sq. ft., and Lot 3 is 80,316 sq. ft., located in the R-80 Zoning District.		
Status:	Pending		
Action:	Review Revised Plan		
Attachments:	Staff Report		

Project Name:	Chloem, Patterson/Tuccio Resubdivision	SCTM#:	1000-56-4-22 & 24
Location:	64755 Route 25, Greenport		
Description:	This re-subdivision proposes to transfer 0.46 acres, from SCTM#1000-56.-4-22 to SCTM#1000-56.-4-24 in the MII Zoning District, Southold. Lot 24 will decrease from 27.84 acres to 27.38 acres. Lot 22 will increase from 1.06 acres to 1.53 acres. See ZBA file 7166 for the area variance to provide relief of the non-conforming lot size.		
Status:	Pending		
Action:	Referral Review		
Attachments:	Staff Report		

Project name:	Harold R. Reeve & Sons, Inc.	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 acre each 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:	LWRP & SEQRA Review		
Attachments:	Staff Report		

Project Name:	Big Bing & Little Bing Conservation Subdivision	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:	Review Revised Plan		
Attachments:	Staff Report		

Project Name:	Orient Point Conservation Subdivision	SCTM#:	1000-14-2-29.2
Location:	32357 Old Main Street, Orient		
Description:	This proposal is for a 75/75 clustered conservation subdivision of 36.13 acres, currently comprised of six parcels, SCTM#1000-14-2-29.2, SCTM#1000-14-2-29.3, SCTM#1000-14-2-29.2, SCTM#1000-19-2-2, SCTM#1000-19-2-3 and SCTM#1000-19-2-12.2 into 6 residential lots ranging in size from .91 acres to 1.83 acres and a 22.54 acre lot and a 2.188 acre area from which development rights are proposed to be sold to the Town of Southold, in the R-80 and R-40 Zoning Districts.		
Status:	Pending		
Action:	Discuss Concept Plan		
Attachments:	Staff Report		