

**OFFICE LOCATION:**  
Town Hall Annex  
54375 State Route 25  
(cor. Main Rd. & Youngs Ave.)  
Southold, NY



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**PLANNING BOARD OFFICE**  
TOWN OF SOUTHOLD

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**WORK SESSION AGENDA**

Monday, January 24, 2022  
4:00 p.m.

This meeting is public; however it does not constitute a public hearing. Testimony from the public may not be solicited nor received. The Planning Board may add or remove applications from the Agenda upon its discretion, without further notice. Applications may not be heard in the order they appear on this agenda.

Options for public attendance:

- ◆ To join via computer:

[Click Here](#)

or

Online at the website **zoom.us**

Click "Join a Meeting"

Meeting ID: 889 2330 8506

Password: 039363

- ◆ Join by telephone:

Call 1(646)558-8656

Enter Meeting ID and password when prompted (same as above)

**\*Please note this work session will be conducted entirely via Zoom.**

Project Name:	<b>Water Dynamics Corp. Storage Building</b>	SCTM#:	1000-55-5-11
Location:	46950 CR 48, Southold		
Description:	This site plan is for the proposed conversion an existing 1,303 sq. ft. building to a water testing and filtration business; including the construction of a 988 sq. ft. storage building on 0.28 acres in the General Business “B” Zoning District.		
Status:	Pending		
Action:	Review for Determination		
Attachments:	Staff Report		

Project Name:	<b>The Enclaves Hotel</b>	SCTM#:	1000-63-3-15
Location:	56655 NYS Route 25, Southold		
Description:	This proposed site plan is for the conversion of an existing 3,026 sq. ft. residence with a 584 sq. ft. addition into a 74-seat restaurant and the construction of a hotel with 44 units, and an outdoor pool on 6.75 acres in the Hamlet Business zoning district.		
Status:	New Application		
Action:	Review for Completeness		
Attachments:	Staff Report		

Project Name:	<b>The Fields at Mattituck Resubdivision</b>	SCTM#:	1000-113-2-1.2
Location:	4935 Bergen Avenue, Mattituck		
Description:	This resubdivision proposes to separate the drainage area for the new road serving the lots of The Fields at Mattituck subdivision from Lot 27 so that it may be dedicated to the Town along with the subdivision road.		
Status:	New Application		
Action:	Review for Completeness		
Attachments:	Staff Report		

Project Name:	<b>Apodiacos Standard Subdivision</b>	SCTM#:	1000-35-5-3
Location:	4260 Main Road, Greenport		
Description:	This proposal is for a Standard Subdivision of a 3.26 acre parcel into three lots, where Lot 1 is .93 acres and contains an existing house, Lot 2 is .95 acres and Lot 3 is 1.38 acres.		
Status:	New Application		
Action:	Review for Completeness		
Attachments:	Staff Report		

Project Name:	<b>Peconic Onwego Standard Subdivision</b>	SCTM#:	1000-74-4-14.3
Location:	32900 CR 48, Peconic		
Description:	This Standard Subdivision proposes to subdivide a 3.65 acre parcel into 2 lots. Lot 1 equals 2.73 acres and lot 2 equals .92 acres in the Limited Business and Residential Office zoning districts.		
Status:	New Application		
Action:	Review for Completeness		
Attachments:	Staff Report		

**Discussion:**

- ❖ December Monthly Report
  
- ❖ Planning Board Training
  
- ❖ Building Department Request for Review, SCTM#1000-102.-1-1.56
  
- ❖ Request for Review, Cutchogue Woods Proposed Affordable Housing Development, 15690 Middle Road, Southold, SCTM#1000-101.-2-7
  
- ❖ ZBA Request for Comments:
  - 11900 Oregon Road LLC (Oregon Storage Warehouses),  
11900 Oregon Road, Cutchogue  
SCTM#1000-83-3-5.3, DUE: 1/27/2022
  
  - Fishers Island Community Center  
Fox Lane, Fishers Island  
SCTM#1000-12-1-1.2, DUE: 1/27/2022