

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

WORK SESSION AGENDA

Monday, February 6, 2023
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:

◆ In person:

Location: Southold Town Hall, 53095 NYS Route 25, Southold.

or

◆ To join via computer:

[Click Here](#)

or

Online at the website **zoom.us**

Click "Join a Meeting"

Meeting ID: **867 1866 3855**

Password: **218584**

◆ Join by telephone:

Call 1 (646) 558-8656

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

Project Name:	WJF Farms Agricultural Storage Building	SCTM#:	1000-83-2-12.7
Location:	12595 Oregon Road, Cutchogue		
Description:	This site plan is for the proposed construction of a 60' x 100' (6,000 sq. ft.) agricultural pole barn, including employee bathrooms, an office and storage with a 19-space parking lot, and a 60' x 40' (2400 sq. ft.) agricultural storage shed.		
Status:	Approved		
Action:	Review for CO		
Attachments:	Staff Report		

Project Name:	First Universalist Church	SCTM#:	1000-63-6-6.1
Location:	51970 Route 25, Southold		
Description:	This proposed Site Plan is for the construction of a one story 3,950 sq. ft. place of worship and 34 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:	Pending		
Action:	Review for Determination		
Attachments:	Staff Report		

Project Name:	The Orchards	SCTM#:	1000-27-1-3
Location:	2595 Orchard Street, Orient		
Description:	This proposal is for a Clustered Standard Subdivision of a 13.3-acre parcel into five lots where Lot 1 = 9.33 acres including a 1.35 acre building envelope and 7.98 acres of preserved Open Space, Lot 2 = 0.99 acres, Lot 3= 1.14 acres, Lot 4= 0.92 and Lot 5= 0.92 acres in the R-80 Zoning District.		
Status:	Conditional Sketch Approval		
Action:	Review for Conditional Preliminary Determination		
Attachments:	Staff Report		

Project Name:	Paradise & James Resubdivision	SCTM#:	1000-81.-3-1.4 & 1000-81-1-24.3
Location:	5000 & 5300 Paradise Point Road, Southold		
Description:	This resubdivision proposes to transfer 5,183 sq. ft. from SCTM#1000-81-1-24.3 to SCTM#1000-81-3-1.4. The land being transferred is unbuildable and will not convey any new development potential.		
Status:	New Application		
Action:	Review for Completeness		
Attachments:	Staff Report		

Project Name:	Ffolliott Resubdivision	SCTM#:	1000-24-1-2 & 4.1
Location:	510 & 390 Oyster Ponds Lane, Orient		
Description:	This resubdivision proposes to transfer 4,168 sq. ft. from SCTM#1000-24-1-4.1 (Lot 1) to SCTM#1000-24-1-2 (Lot 2). Following the transfer, Lot 1 would decrease from 0.43 acres to 0.33 acres, and Lot 2 would increase from 0.37 acres to 0.46 acres in the R-40 zoning district.		
Status:	New Application		
Action:	Review for Completeness		
Attachments:	Staff Report		

Project Name:	Forbes & Cohen Resubdivision	SCTM#:	1000-27-3-6.2 & 5
Location:	1075 & 1455 Narrow River Road, Orient		
Description:	This resubdivision proposes to transfer 4,240 sq. ft. from SCTM#1000-27-3-6.2 (Lot 1) to SCTM#1000-27-3-6.2 (Lot 2) in the R-80 zoning district. Following the transfer Lot 1 will be decreased from 634,565 sq. ft. to 630,325 sq. ft. Lot 2 will be increased from 11,717 sq. ft. to 15,957 sq. ft.		
Status:	New Application		
Action:	Review for Completeness		
Attachments:	Staff Report		

Project Name:	The Gaines Gwathmey Family Resubdivision	SCTM#:	1000-5-2-2 & 3
Location:	173 Pheasant Drive & 22617 East Main Road, Fishers Island		
Description:	This resubdivision proposes to transfer 6,941 square feet from Lot 1 to 2 and transfer 6,941 from Lot 2 to 1 in the R-120 zoning district. The amount of area to be transferred between the lot is even. Following the transfer Lot 1 will equal 29,335 sq. ft. and Lot 2: 64,712 sq. ft. where 120,000 sq. ft. is required. Both lots will remain nonconforming in the zoning district.		
Status:	New Application		
Action:	Review for Completeness		
Attachments:	Staff Report		

Discussion:

- ❖ Planning Board Monthly Reports – December 2022 and January 2023
- ❖ Site Plan Use Determinations (SPUD):
 - Flowers & Flores Farm LLC, 48455 County Road 48, Southold, SCTM#1000-55-2-10.3
- ❖ ZBA Requests for Comments:
 - John & Margaret Smyth, 29330 NYS Route 25, Cutchogue, SCTM#1000-102-6-23.1
DUE: April 23, 2023
 - Charles & Kavita Vansant, 1355 & 1285 Smith Road, Peconic SCTM#1000-98-4-12, 13
& 14 **DUE: April 23, 2023**
 - 170 Moores Lane Realty, 170 Moores Lane, Greenport, SCTM#1000-45-7-3
DUE: March 30, 2023