

**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, February 28, 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:

◆ 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: 865 7541 6551

Password: 768696

◆ Join by telephone:

Call 1(646)558-8656

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

Project Name:	<b>Kalagiros Standard Subdivision</b>	SCTM#:	1000-95-4-16.1
Location:	18365 CR 48, Cutchogue		
Description:	This standard subdivision proposes to subdivide a 4.28 acre parcel into two lots where Lot 1 equals 2 acres and Lot 2 equals 2 acres in the Agricultural Conservation zoning district.		
Status:	Pending		
Action:	Review for Completeness		
Attachments:	Staff Report		

Project Name:	<b>Tenedios Barn &amp; Greenhouse Amended #3</b>	SCTM#:	1000-19-1-1.4
Location:	28410 Route 25, Orient		
Description:	This amended agricultural site plan is for the relocation of a proposed one story 8,664 sq. ft. building to house livestock and store feed, supplies and farm equipment; which was granted conditional approval from the Planning Board in 2019 and not constructed. The plan includes a 60' x 24' (1,440 sq. ft.) greenhouse and other existing accessory agricultural buildings on a 34.5 acre farm, of which 29.5 acres have development rights held by Southold Town and 5 acres have development rights intact (the greenhouse is located in the 5-acre area and the barn is located in the 29.5-acre area) in the R-200 Zoning District.		
Status:	Approved		
Action:	Review Request for CO for the greenhouse		
Attachments:	Staff Report		

Project Name:	<b>NOFO Center Amended</b>	SCTM#:	1000-143-3-1
Location:	75 Marlene Lane, Mattituck		
Description:	This site plan is for proposed interior alterations to an existing 4,866 sq. ft. multi-use building, no footprint expansion, with thirty-six parking stalls on 0.7 acres in the General Business Zoning District.		
Status:	Pending		
Action:	Referral Review		
Attachments:	Staff Report		

Project Name:	<b>WJF Farms Agricultural Storage Building</b>	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:	Pending		
Action:	Referral Review		
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:	Pending		
Action:	Review for Completeness		
Attachments:	Staff Report		

**Discussion:**

- ❖ February Monthly Report
- ❖ Site Plan Use Determinations (SPUD):
  - Purita Winery additions & alterations, 5415 Old North Road, Southold,  
SCTM#1000-51-3-5.1