

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, March 13, 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: 836 4917 4861

Password: 563001

◆ Join by telephone:

Call 1 (646) 558-8656

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

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Project Name:	The Enclaves Hotel	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 Revised Plans & Status Update		
Attachments:	Staff Report		

Project Name:	Messina Conservation Subdivision	SCTM#:	1000-56-1-1 1000-55-6-35 & 36
Location:	705, 751 & 2425 Laurel Avenue, Southold		
Description:	This 80/60 conservation subdivision proposes to subdivide 50 acres into eight (8) residential lots of approximately 35,000 sq. ft. each, and one 43.6-acre parcel to be preserved as open space by the Town.		
Status:	Conditional Sketch Plat Approval		
Action:	Review Draft C&R's		
Attachments:	Staff Report		

Project Name:	Walsh Park Standard Subdivision	SCTM#:	1000-9-10-10
Location:	Southeast side of Winthrop Avenue, intersecting with Equestrian Avenue, Fishers Island		
Description:	This proposal is for a Standard Subdivision of a 3.82-acre parcel into three lots, where Lot 1 is 0.59 acres and contains two residential dwellings and a sewer easement, Lot 2 is 2.16 acres and contains a sewer and water easement and Lot 3 is 1.08 acres and contains two residential dwellings, a right of way and water easement.		
Status:	Conditional Preliminary Plat Application		
Action:	Review Draft C&R's		
Attachments:	Staff Report		

Project Name:	Cooper Standard Subdivision	SCTM#:	1000-106-9-2.3
Location:	2200 Breakwater Road, Mattituck		
Description:	This proposal is for a Standard Subdivision of a 25.86-acre parcel into three lots, where Lot 1 is 9.47 acres, Lot 2 is 8.28 acres, and Lot 3 is 8.11 acres.		
Status:	Pending		
Action:	Review for Conditional Sketch Plat Determination		
Attachments:	Staff Report		

Discussion:

- ❖ Planning Board 2022 Year End Report
- ❖ Planning Board Monthly Report – February 2023
- ❖ Site Plan Use Determinations (SPUD):
 - Endless Round LLC, 7785 Main Road, Mattituck, SCTM#1000-122-6-29.1
- ❖ TB Requests for Comments:
 - A Local Law to amend Zoning Map by changing designation of SCTM#1000-75-1-6 from AC to AHD **HEARING: March 14, 2023**
 - A Local Law in relation to temporary moratorium on issuance of approvals/permits for Battery Energy Storage System Facilities **HEARING: March 14, 2023**
- ❖ ZBA Requests for Comments:
 - North Fork Discoveries, 31095 Main Road, Cutchogue, SCTM#1000-102-24.1 **DUE: March 30, 2023**
 - Peconic Community School, SCTM#1000-102-1-18.1 **DUE: March 30, 2023**
 - 170 Moores Lane Realty, 170 Moores Lane, Greenport, SCTM#1000-45-7-3 **DUE: March 30, 2023**