

**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, March 14, 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>Messina Conservation Subdivision</b>	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:	Pending		
Action:	Referral Review		
Attachments:	Staff Report		

Project Name:	<b>The Fields at Mattituck Resubdivision</b>	SCTM#:	1000-113-2-1.2 & 106-8-81
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:	Pending		
Action:	Review for Conditional Final Approval		
Attachments:	Staff Report		

Project Name:	<b>Cooper Estate Standard Subdivision</b>	SCTM#:	1000-106-9-2.3
Location:	on the w/s/o Breakwater Rd, 789+/- ft s/o Naugles Rd, 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:	New Application		
Action:	Review for Completeness		
Attachments:	Staff Report		

Project Name:	<b>Hard Corner Southold Mixed Use</b>	SCTM#:	1000-61-4-1
Location:	53530 Route 25, Southold		
Description:	This site plan is for the proposed mixed use construction of a 2-story 4,983 sq. ft. building fronting NYS Route 25 with retail on the first floor and three Affordable Housing apartments on the second floor and 25 parking stalls; and four 1,597 sq. ft. 55 and older rental units along Wells Avenue, all on 2.28 acres in the Hamlet Business (HB) Zoning District.		
Status:	Pending		
Action:	Review Revised Plans		
Attachments:	Staff Report		

Project Name:	<b>Greenport Medical Offices &amp; Residences</b>	SCTM#:	1000-34-2-1
Location:	160 NYS Route 25, Greenport		
Description:	This Site Plan application is for the proposed construction of four (4) campus-style residential office buildings with three (3) medical office units on the first floor and ten (10) workforce housing units on the second floor of each, with 120 parking stalls on 4.7 acres in the RO and R-40 Zoning District.		
Status:	Pending		
Action:	Completeness		
Attachments:	Staff Report		

Project Name:	<b>Bank of America Exterior Lighting Upgrade</b>	SCTM#:	1000-61-3-7
Location:	53300 NYS Route 25, Southold		
Description:	This site plan is for the addition of a drive-up ATM and exterior lighting at an existing bank site.		
Status:	Pending		
Action:	Update		
Attachments:	Staff Report		

Project Name:	<b>Cell Tower at Laurel Stone</b>	SCTM#:	1000-122-6-35.4
Location:	7055 Route 25, Mattituck		
Description:	This proposed Site Plan is for a 110' tall wireless communication facility (cell tower) for one Verizon section 100' -110' a.g.l. and two AT&T antenna sections 80' - 100' a.g.l. and three (3) empty 10' sections for possible future co-location (all concealed within the pole), along with a 2,500 sq. ft. area for proposed associated ground equipment. There are ±5,078 sq. ft. of existing buildings including a stone supply yard and associated accessory structures, all on 1.6 acres in the General Business Zoning District.		
Status:	Approved		
Action:	Review Request for CO		
Attachments:	Staff Report		