

OFFICE LOCATION:
Town Hall Annex
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(cor. Main Rd. & Youngs Ave.)
Southold, NY



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PLANNING BOARD OFFICE
TOWN OF SOUTHOLD

WORK SESSION AGENDA

Monday, March 27, 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: **829 6499 8769**

Password: **350371**

◆ Join by telephone:

Call 1 (646) 558-8656

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

Project Name:	The Heritage at Cutchogue (Harvest Pointe)	SCTM#:	1000-102-1-33.8
Location:	75 Schoolhouse Road, on the n/w corner of Griffing Street and School House Lane, approximately 1,079 feet n/o the Main Road, in Cutchogue.		
Description:	This Residential Site Plan is for the development of 124 detached and attached dwellings.		
Status:	Approved with Conditions		
Action:	Review for Bond Release		
Attachments:	Staff Report		

Project Name:	Hard Corner Heart of Love Lane Amended	SCTM#:	1000-141-4-2, 3 & 141-4-6.1
Location:	245 Love Lane & 50 Pike Street, Mattituck		
Description:	This amended Site Plan is for the proposed alteration and conversion of an existing ±16,500 gross sq. ft. commercial office building (with basement) to contain a 56 seat restaurant and two retail spaces on the first floor and two commercial spaces and an accessory apartment on the second floor, all on 0.784 acres in the HB Zoning District.		
Status:	Pending		
Action:	Status Update		
Attachments:	Staff Report		

Project Name:	Zuhoski Agricultural Storage Bldg	SCTM#:	1000-83-2-13.6
Location:	12025 Oregon Road, Cutchogue		
Description:	This agricultural site plan is for the proposed construction of a 1-story agricultural storage building (30' W x 40' L) in the AC Zoning District.		
Status:	New Application		
Action:	Review for Completeness		
Attachments:	Staff Report		

Project Name:	8 Hands Amended Agricultural Storage Bldg	SCTM#:	1000-96-2-10.1
Location:	4735 Cox Lane, Cutchogue		
Description:	This agricultural site plan is for the proposed construction of a 1-story agricultural storage building (40' W x 100' L) with Development Rights held by Southold Town in the AC Zoning District.		
Status:	New Application		
Action:	Review for Completeness		
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		

Discussion:

❖ 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**

❖ TB Requests for Comments:

- A Local Law in relation to Amendments to Chapter 280, Zoning, Accessory Apartments **HEARING: March 28, 2023**