

**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 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: **818 8400 4628**

Password: **715187**

◆ Join by telephone:

Call 1(646)558-8656

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

**3:00 p.m. Executive Session - Discuss the hiring of particular consultant for SEQRA**

**4:00 p.m. Applications**

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>15105 Oregon Road LLC Standard Subdivision</b>	SCTM#:	1000-73-1-1
Location:	15105 Oregon Road, Cutchogue		
Description:	This standard subdivision proposes to subdivide a 5.18-acre parcel into two lots where Lot 1 equals 2.60 acres and Lot 2 equals 3.24 acres and is improved with a single-family residence in the AC and R-80 Zoning Districts.		
Status:	New Application		
Action:	Review for Completeness		
Attachments:	Staff Report		

Project Name:	<b>Astley Resubdivision</b>	SCTM#:	1000-13-1-5.2 & 6
Location:	460 North View Drive, Orient		
Description:	This resubdivision proposes to merge two parcels into a single 1.35 acre parcel in the R-40 Zoning District.		
Status:	New Application		
Action:	Review for Completeness		
Attachments:	Staff Report		

Project Name:	<b>Travelers Street Affordable Housing</b>	SCTM#:	1000-61-1-9.1
Location:	53315 NYS Route 25, Southold		
Description:	This site plan application is for the proposed interior conversion of an existing 2 – Story 1,979 sq. ft. dwelling on NYS Route 25 to include two (2) apartments at 850 sq. ft. each; the construction of three (3), 3,640 sq. ft. 2 – Story buildings, each with four (4) 813 sq. ft. apartments and unfinished basement, and twenty-eight (28) parking stalls on 1.12 acres in the Affordable Housing District (AHD).		
Status:	Pending		
Action:	Update		
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 Zoning District.		
Status:	Pending		
Action:	SEQRA Assessment		
Attachments:	Staff Report		

Project Name:	<b>Fishers Island Artist Workshop</b>	SCTM#:	1000-12-1-2
Location:	Fox Lane, Fishers Island		
Description:	This Site Plan application is for proposed interior renovations and site work to convert an existing 2-story 12,345 sq. ft. storage building to an artist workshop on 2.1 acres in the General Business Zoning District.		
Status:	Pending		
Action:	Referral Review		
Attachments:	Staff Report		

Project Name:	<b>Mattituck Fire District Amended</b>	SCTM#:	1000-140-3-6 1000-140-3-11.1 1000-140-3-36
Location:	770 & 1000 Pike Street & 13295 Route 25, Mattituck		
Description:	This site plan is proposed to merge three parcels totaling ±2.28 acres, construct a 13,260 sq. ft. addition to an existing firehouse totaling 25,143 gross sq. ft., relocate an existing 662 sq. ft. historic building, add 10 parking stalls, and access to Route 25 in the Hamlet Business Zoning District.		
Status:	New Application		
Action:	Review for Completeness		
Attachments:	Staff Report		

**Discussion:**

- ❖ Town Board Requests for Planning Board Comments
  - Cutchogue Woods Affordable Housing Change of Zone  
SCTM#1000-101-2-7  
15690 Middle Road, Cutchogue
  - Sports East Change of Zone to Recreational Overlay District  
Town to sell land for this use  
SCTM#1000-75-1-6  
1080 Carroll Avenue, Peconic

- Cottages Affordable Housing Change of Zone  
Town to sell land for this use  
SCTM#1000-75-1-6  
1080 Carroll Avenue, Peconic
  
- A Local Law in relation to Amendments to Chapter 280, to address maximum size of single family homes.