

**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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**PUBLIC MEETING AGENDA**

Monday, April 10, 2023

**5:00 p.m.**

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: 870 6120 2193

Password: 673329

◆ Join by telephone:

Call 1 (646) 558-8656

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

## SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **May 15, 2023 at 6:00 p.m.** at the Southold Town Hall, Main Road, Southold, as the time and place for the next regular Planning Board Meeting.

## SITE PLAN APPLICATIONS

### BOND RELEASE

**Heritage at Cutchogue aka Harvest Pointe** – This Approved Residential Site Plan is for the development of 124 detached and attached dwellings. The property is located at 75 Schoolhouse Road, Cutchogue. SCTM#1000-102-1-33.3

### DETERMINATIONS

**Hard Corner Heart of Love Lane** – 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. The property is located at 245 Love Lane & 50 Pike Street, Mattituck. SCTM#1000-141-4-2, 141-4-3, 141-4-6.1

**8 Hands Amended Agricultural Barn** – 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. The property is located at 4735 Cox Lane, Cutchogue. SCTM#1000-96-2-10.1

**Zuhoski Agricultural Barn** – 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. The property is located at 12025 Oregon Road, Cutchogue. SCTM#1000-83-2-13.6

## SUBDIVISIONS

### CONDITIONAL SKETCH PLAT APPROVAL EXTENSION

**NFBG Subdivision** – This standard subdivision proposes to subdivide 28.9 acres into 3 lots where Lot 1 is 5 acres and includes a 2-acre development area and 3 acres of open space, Lot 2 is 19.63 acres upon which development rights have been sold, and Lot 3 is 4.17 acres and includes a 1.64-acre development area and 2.55 acres of open space in the AC Zoning District. The property is located at 2458, 2462 Elijah's Lane, Cutchogue. SCTM#1000-108-8-6.3, 6.4 & 6.5

### CONDITIONAL PRELIMINARY PLAT APPROVAL EXTENSION

**Peconic Onwego Standard Subdivision** – This Standard Subdivision proposes to subdivide a 3.65-acre parcel into 2 lots. Lot 1 equals 2.73 acres and Lot 2 equals 0.92 acres in the Limited Business and Residential Office zoning districts. The property is located at 32900 Country Road 48, Peconic. SCTM#1000-74-4-14.3

### CONDITIONAL FINAL PLAT APPROVAL EXTENSION

**Jenkins Conservation Subdivision** – This proposal is for a Conservation Subdivision of a 17.89-acre parcel into two lots, where Lot 1 is 1.84 acres and contains an existing house and accessory buildings, and Lot 2 is 16.05 acres and contains a Town drainage easement of 0.28 acres and 15.77 acres of agricultural land. The Town purchased development rights on 15.77 acres of Lot 2 in 2001, and ownership of this property has not changed since that time. The property is located at 2800 Depot Lane, Cutchogue, in the AC Zoning District. SCTM#1000-102-2-2.6

## APPROVAL OF PLANNING BOARD MINUTES

- March 14, 2022
- April 11, 2022
- May 9, 2022
- June 6, 2022