

**WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, April 22, 2019
4:00 p.m.
Southold Town Meeting Hall**

**3:30 p.m. Executive Session – Advice from Town Attorney
4:00 p.m. Applications**

Project Name:	Bing Conservation Subdivision	SCTM#:	1000-95.-1-7.2 & 8.3
Location:	6795 & 7755 Oregon Road, Cutchogue		
Description:	This proposal is for a 75/75 split clustered Conservation Subdivision of 84.72 acres, currently existing as two adjacent parcels, SCTM#1000-95-1-8.3 (54.24 acres) and SCTM#1000-95-1-7.2 (30.49 acres), into 8 residential lots ranging in size from 2.1 to 3.9 acres, a right of way of 2.2 acres, and 2 agricultural lots totaling 60+/- acres from which development rights are proposed to be sold to Suffolk County, in the AC and R-80 Zoning Districts.		
Status:	Conditional Sketch Plan		
Action:	Review Final Plat		
Attachments:	Staff Report		

Project Name:	Tuthill Conservation Subdivision	SCTM#:	1000-17.-4-16, 17.-6-14.2, 18.-3-30.3, 18.-6-17.3, 18.-6-18.1
Location:	21505 Rt. 25, 21070 Rt. 25, 26975 Rt. 25, 7685 Narrow River Rd., 8070 Narrow River Rd., Orient		
Description:	This proposal is for an 80/60 Conservation Subdivision of four parcels SCTM#1000-17-4-16, 1000-17-6-14.2, 1000-18-3-30.3 and 1000-18-6-17.3 (total area=112 acres) into 17 residential lots, with 94 acres to be preserved. This project proposes the transfer of yield pursuant to §240-42 G of the Southold Town Code.		
Status:	Pending		
Action:	Review site visit & FEIS timeline		
Attachments:	Staff Report		

Project Name:	Gonzalez Standard Subdivision	SCTM#:	1000-27.-1-9
Location:	2050 Platt Road, approximately 1,823' south of NYS Route 25, Orient		
Description:	This proposal is for the standard subdivision of a 4.29-acre parcel into two lots, where Lot 1 is 2.07 acres and Lot 2 is 2.22 acres in the R-80 Zoning District. This parcel is located on Platt Road, +/- 1,830' south of S.R. 25, in Orient.		
Status:	Conditional Preliminary Plat Approval		
Action:	Review Covenants & Restrictions		
Attachments:	Staff Report		

Project Name:	North Fork Woodworks	SCTM#:	1000-61.-1-15.3
Location:	825 Pacific Street, Mattituck		
Description:	This site plan is for the proposed conversion of an existing 2,195 sq. ft. building to an office with accessory apartment, construction of a 744 sq. ft. accessory garage and 18 parking stalls on 0.46 acres in the Hamlet Business Zoning District.		
Status:	Pending		
Action:	Preliminary Revised Plan		
Attachments:	Staff Report		

Project Name:	The Heritage at Cutchogue 2015 (Harvest Pointe)	SCTM#:	1000-102-1-33.3
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 proposed Residential Site Plan is for development of 124 detached and attached dwelling, with a 6,188 sq. ft. community center, an outdoor swimming pool, one tennis court, and various other associated site improvements, on a vacant 46.17-acre parcel in the Hamlet Density (HD) Zoning District.		
Status:	Approved with Conditions		
Action:	Review Site Inspection for Certificates of Occupancy for 10 Units		
Attachments:	Staff Report		

Project Name:	Wickham & Wickham Resubdivision	SCTM#:	1000-103.-11-21 & 22.2
Location:	744 Old Pasture Road, +/- 200' southwest of Old Pasture Road, Cutchogue		
Description:	The resubdivision proposes to merge part of Lot 2 with Lot 1. Lot 1 (SCTM#1000-103.-11-21) is 0.54 acres. Lot 2 contains two tax parcels, SCTM#1000-103.-11-22.1, the reserved area of 0.39 acres, and SCTM#1000-103.-11-22.2, the farm area where the development rights are held by Suffolk County. As a result of this resubdivision, Lot 1 will increase in size from 0.54 acres to 0.93 acres in the R-80 Zoning District. The Zoning Board of Appeals granted a variance for the nonconforming lot size in File#: 7101. This parcel is located on a right-of-way +/- 200' southwest of Old Pasture Road in Cutchogue.		
Status:	New Application		
Action:	Completeness		
Attachments:	Staff Report		

Project Name:	Brantuk & Pearson Resubdivision SCTM#: 1000-75.-6-7.2 & 86.-6-31
Location:	44632 Route 25, +/- 950 ft. east of Wells Road, +/- 2,020 ft. south of NYS Route 25, Peconic
Description:	This proposal is for the re-subdivision of SCTM: 1000-86.-3-31 & 1000-75.-6-7.2, where 0.27 acres is proposed for transfer from Lot 1 (86.-03-31) to Lot 2 (75.-6-7.2). Lot 1 will decreased in size from 5.23 acres to 4.96 acres and Lot 2 increased from 5.30 acres to 5.57 acres in the AC Zoning District. This property is located at the end of the private r.o.w. beginning at S.R. 25 +/- 930' east of Wells Avenue, in Peconic.
Status:	Pending
Action:	Review for Final Determination
Attachments:	Staff Report

Discussion:

- ❖ Request for Comments to ZBA re: SV Greenport, LLC
SCTM#1000-44-2-23, 59725 CR 48, Greenport (DUE April 30)

- ❖ Introduction: Request for Comments to ZBA re: 905 9th Street, LLC Subdivision
SCTM#1000-48-2-29, Greenport (DUE May 30)

- ❖ Introduction: Request for Comments to ZBA re: Harun Sinha Subdivision
SCTM#1000-48-1-23, Greenport (DUE June 26)