

**OFFICE LOCATION:**  
Town Hall Annex  
54375 State Route 25  
(cor. Main Rd. & Youngs Ave.)  
Southold, NY



**MAILING ADDRESS:**  
P.O. Box 1179  
Southold, NY 11971  
**Telephone: 631 765-1938**  
**www.southoldtownny.gov**

**PLANNING BOARD OFFICE**  
**TOWN OF SOUTHOLD**

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WORK SESSION AGENDA  
Monday, May 17, 2021  
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.

This work session will be held virtually via the Zoom online platform. Pursuant to Executive Order 202.1 of New York Governor Andrew Cuomo in-person access by the public will not be permitted.

Options for public attendance:

- To join via computer:  
[Click Here](#)

Or

Online at the website [zoom.us](https://zoom.us), click "Join a Meeting" and enter the

Meeting ID: 920 3882 0599

Password: 196106

- Join by telephone:  
Call 1(646)558-8656  
Enter Meeting ID and password when prompted (same as above)

<b>Project name:</b>	<b>Koehler Standard Subdivision</b>	<b>SCTM#:</b>	1000-115-10-1
<b>Location:</b>	4180 New Suffolk Avenue, on the southeast corner of Marratooka Road and New Suffolk Avenue, Mattituck		
<b>Description:</b>	This proposal is a Clustered Standard Subdivision of a 14.9 acre parcel into seven lots where Lot 1 equals 0.8 acres; Lot 2 equals 0.9 acres; Lot 3 equals 1.11 acres; Lot 4 equals 0.71 acres; Lot 5 equals 0.66 acres; Lot 6 equals 0.7 acres; Lot 7 equals 9.5 acres inclusive of 8.72 acres of Open Space, located in the R-80 Zoning District. This property includes a proposed road totaling 0.54 acres.		
<b>Status:</b>	Conditional Preliminary Plat Approval		
<b>Action:</b>	Review Outstanding Preliminary Plat Conditions Review Conditions for Final Plat Determination		
<b>Attachments:</b>	Staff Report		

<b>Project Name:</b>	<b>Jenkins Conservation Subdivision</b>	<b>SCTM#:</b>	1000-102-2-2.6 & 2.7
<b>Location:</b>	2800 Depot Lane, Cutchogue		
<b>Description:</b>	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.		
<b>Status:</b>	New Application		
<b>Action:</b>	Review for Completeness		
<b>Attachments:</b>	Staff Report		

<b>Project Name:</b>	<b>The Heritage at Cutchogue (Harvest Pointe)</b>	<b>SCTM#:</b>	1000-102-1-33.3
<b>Location:</b>	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.		
<b>Description:</b>	This Residential Site Plan is for the development of 124 detached and attached dwellings.		
<b>Status:</b>	Approved with Conditions		
<b>Action:</b>	Off-Site Improvements		
<b>Attachments:</b>	Staff Report		

Project Name:	<b>Indian Neck Farm Amended</b>	SCTM#:	1000-97.-9-12 & 10.4 1000-98-1-2.1 & 27.1
Location:	3595 Skunk Lane and 4170 Indian Neck Lane, Peconic		
Description:	This amended agricultural site plan application is for the proposed construction of two curb cuts for access to Skunk Lane and the closure of an existing curb cut to Indian Neck Lane, for an existing farm comprising of four parcels totaling +132 acres with over 20,000 sq. ft. of existing buildings in the AC Zoning District.		
Status:	Pending		
Action:	Referral Review		
Attachments:	Staff Report		

Project name:	<b>Colton Acres Standard Subdivision</b>	SCTM#:	1000-38.-1.-1.8
Location:	+/- 275' west of Gillette Drive, East Marion		
Description:	This standard subdivision proposes to subdivide 4.24 acres into three 1.2-acre lots in the R-40 Zoning District. This parcel is located +/- 275' west of Gillette Drive in East Marion.		
Status:	Conditional Preliminary Plat Approval		
Action:	Review for Final Plat Approval		
Attachments:	Staff Report		

Project Name:	<b>Wildberry Fields</b>	SCTM#:	1000-51-3-12.2 & 12.4
Location:	1265 Wildberry Lane, Southold		
Description:	This approved subdivision involved the division of 22.39 acres into 10 lots in accordance with the requirements of the Agricultural Conservation District. Nine of the lots range in size from 24,000 sq. ft. to 39,000 sq. ft. Lot 10 has an area of 12.6 acres to be used for a single family residence within a specified building envelope area and the balance to be established into an agricultural reserve easement area.		
Status:	Approved Subdivision		
Action:	Review Updated Road & Drainage Plan		
Attachments:	Staff Report		

Project Name:	<b>Lebkuecher Standard Subdivision</b>	SCTM#:	1000-125.-2-2.2
Location:	3475 Aldrich Lane & 935 Franklinville Rd, Laurel		
Description:	This proposal is for a Standard Subdivision of a 35.79-acre parcel into two lots, where Lot 1 is 3.66 acres with an existing residential structure and Lot 2 is 32.13 acres with greenhouses in active farm use, in the R-80 and HB Zoning Districts.		
Status:	Conditional Sketch Approval		
Action:	Referral Review		
Attachments:	Staff Report		

Project Name:	<b>Fishers Island Weathervane Resubdivision</b>	SCTM#:	1000-2-1-8.1 & 8.2
Location:	Off East End Road, Fishers Island		
Description:	This resubdivision proposes to transfer 4,617 sq. ft. from Lot 1 (SCTM#1000-2-1-8.1) to Lot 2 (SCTM#1000-2-1-8.2), and 2,884 sq. ft. from Lot 2 to Lot 1. Lot 1 will decrease from 69,972 sq. ft. 68,239 sq. ft., and Lot 2 will increase from 72,818 sq. ft. to 74,551 sq. ft. in the R-120 zoning district. Both lots require a variance from the Zoning Board of Appeals to be less than the minimum lot size of 120,000 sq. ft.		
Status:	New Application		
Action:	Review for Completeness		
Attachments:	Staff Report		

Project Name:	<b>Tuthill Conservation Subdivision</b>	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:	Sketch Plan Approval Extension		
Attachments:	Staff Report		

**Discussion:**

- ❖ ZBA Request for Comments: Fishers Island Weathervane, Off East End Road, Fishers Island, SCTM#1000-2-1-8.1 & 8.2