

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, June 5, 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: 868 6569 8200

Password: 978323

◆ Join by telephone:

Call 1 (646) 558-8656

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

4:00 p.m. – Applications

Project Name:	Peconic Watersports	SCTM#:	1000-55-5-9.1
Location:	46770 County Road 48, Southold		
Description:	This site plan is for the proposed creation of a 7,535 sq. ft. marine sales, service, and storage facility, including the demolition of an existing building, on a 37,123 sq. ft. parcel in the General Business “B” Zoning District.		
Status:	Pending		
Action:	Referral & SEQRA Review		
Attachments:	Staff Report		

Project Name:	Arrow Horse Farm	SCTM#:	1000-83-2-9.3
Location:	13945 Oregon Road, Cutchogue		
Description:	This agricultural site plan is for the proposed construction of an 8,064 sq. ft. building for the keeping, breeding, raising and training of horses with eighteen stalls and no basement; a 1,800 sq. ft. agricultural storage building, two 240 sq. ft. run-in sheds with supporting parking and driveway access on ±17.02 acres with Southold Town Development Rights in the A-C/R-80 Zoning District.		
Status:	Pending		
Action:	Review for Determination		
Attachments:	Staff Report		

Project Name:	Paul’s Lane & Leon Petroleum Resubdivision	SCTM#:	1000-74-4-5 & 7.1
Location:	On the s/e corner of CR 48 and Paul's Lane		
Description:	This resubdivision proposes to transfer 31,914 sq.ft. from SCTM#1000-74.-4-5 to SCTM#1000-74.-4-7.1. Lot 5 (Parcel 1) will decrease in area from 2.7 acres to 1.9 acres, and Lot 7.1 (Parcel 2), will increase in area from 0.8 acres to 1.5 acres. Parcel 1 will be entirely in the B zoning district. Parcel 2 will consist of 50,938 sq. ft. of B-zoning, and 15,000 sq. ft. of LB-zoning.		
Status:	Pending		
Action:	Referral Review & Review for Conditional Determination		
Attachments:	Staff Report		

Project Name:	Flower & Flores Agricultural Storage Building	SCTM#:	1000-55-2-10.3 & 10.4
Location:	48455 CR48, Southold		
Description:	This agricultural site plan application is for the proposed construction of a 3,125 sq. ft. agricultural storage building and 4 hoop houses, on a 5-acre parcel in the AC Zoning District.		
Status:	Pending		
Action:	Referral Review & Review for Determination		
Attachments:	Staff Report		

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Project Name:	NOFO Center Amended	SCTM#:	1000-143-3-1
Location:	75 Marlene Lane, Mattituck		
Description:	This site plan is for proposed interior alterations to an existing 4,866 sq. ft. multi-use building, no footprint expansion, with thirty-six parking stalls on 0.7 acres in the General Business Zoning District.		
Status:	Pending		
Action:	Review for Determination		
Attachments:	Staff Report		

Project Name:	Peconic Landing Dining Additions	SCTM#:	1000-35-1-25
Location:	1500 Brecknock Road, Greenport		
Description:	This amended site plan is for the proposed construction of a 1,998 sq. ft. addition and interior alterations to the existing dining building, all part of an existing continuing care retirement community on 144 acres in the Hamlet Density Zoning District.		
Status:	Approved		
Action:	Review for CO		
Attachments:	Staff Report		

Project Name:	The Enclaves Hotel	SCTM#:	1000-63-3-15
Location:	56655 NYS Route 25, Southold		
Description:	This proposed site plan is for the conversion of an existing 3,026 sq. ft. residence with a 584 sq. ft. addition into a 74-seat restaurant and the construction of a hotel with 44 units, and an outdoor pool on 6.75 acres in the Hamlet Business Zoning District.		
Status:	Pending		
Action:	Review for Conditional Determination & Bond Estimate		
Attachments:	Staff Report		

Project Name:	Hard Corner Heart of Love Lane Amended	SCTM#:	1000-141-4-6.2 (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:	Approved with Conditions		
Action:	Status Update		
Attachments:	Staff Report		

Project name:	Vansant Resubdivision	SCTM#:	1000-98-4-12, 13 & 14
Location:	1135, 1265 & 1355 Smith Road, Peconic		
Description:	This resubdivision proposes to create two lots from three existing 15,000 +/- sq. ft. parcels, SCTM#s 1000-98-4-12, 13 and 14. Existing Lot 13 will be divided between Lots 12 and 14 to create proposed Parcel A at 22,735 sq. ft. and proposed Parcel B at 23,750 sq. ft. Both will require an area variance to create lots that are non-conforming in the R-40 Zoning District.		
Status:	Pending		
Action:	Review for Conditional Determination		
Attachments:	Staff Report		

Project Name:	Jenkins Conservation Subdivision	SCTM#:	1000-102-2-2.6 & 2.7
Location:	2800 Depot Lane, Cutchogue		
Description:	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.		
Status:	Pending		
Action:	Review for Final Plat Determination		
Attachments:	Staff Report		

Discussion:

- ❖ Planning Board Monthly Report – May 2023
- ❖ ZBA Request for Comments:
 - RQA Properties, 29950 Main Road, Cutchogue, SCTM#1000-102-3-1
HEARING: July 6, 2023