

**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, June 21, 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: **953 8925 1975**

Password: **428001**

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

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:	Concept Overview		
Attachments:	Staff Report		

Project Name:	<b>The Heritage at Cutchogue (Harvest Pt.)</b>	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 Residential Site Plan is for the development of 124 detached and attached dwellings.		
Status:	Approved with Conditions		
Action:	Review for CO's		
Attachments:	Staff Report		

Project Name:	<b>The Fields at Mattituck Resubdivision</b>	SCTM#:	1000-113-2-1.2
Location:	4935 Bergen Avenue, Mattituck		
Description:	This resubdivision proposes to separate the drainage area for the new road serving the lots of The Fields at Mattituck subdivision from Lot 27 so that it may be dedicated to the Town along with the subdivision road.		
Status:	New Application		
Action:	Review for Completeness		
Attachments:	Staff Report		

Project Name:	<b>Mazzoni Standard Subdivision</b>	SCTM#:	1000-13-2-8.2
Location:	500 Soundview Drive, approximately 782' to the north of NYS Route 25 and 256' to the east of Sound View Drive, Orient		
Description:	This proposal is for a Standard Subdivision of a 22.94 acre parcel into 5 lots where Lot 1 = 2.34 acres, Lot 2 = 1.78 acres, Lot 3 = 2.18 acres, Lot 4 = 0.56 acres, Lot 5 = 16.06 acres inclusive of a .97 acre right-of-way, 8.58 acres of Open Space and 6 acres of a Conservation Easement held by the Peconic Land Trust (PLT).		
Status:	Conditional Preliminary Approval		
Action:	Extension Request		
Attachments:	Staff Report		

**Discussion:**

- ❖ Fitness Advantage Waiver Request, Intersection of CR 48 & Youngs Avenue, Southold, SCTM#1000-55-2-16