

**WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, August 5, 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:	Peconic Landing Duplex #107	SCTM#:	1000-35-1-25
Location:	1205 Route 25, Greenport		
Description:	This Site Plan is for the proposed conversion of one existing 1-story 2,987 sq. ft. single dwelling unit to a two dwelling unit with no expansion of living area and no basement, 4 parking stalls on a Hamlet Density (HD) and R-80 split zoned parcel totaling 143 acres, Greenport.		
Status:	Approved		
Action:	Comments from Final Site Inspection		
Attachments:	Staff Report		

Project name:	Sparkling Pointe Warehouse	SCTM#:	1000-69-3-3
Location:	1270 CR 48, Southold		
Description:	This Amended Site Plan is for the proposed construction of a 1-story 3,196 sq. ft. building for warehouse storage, no basement and 12 parking stalls including 6 land banked where there exists a 5,808 sq. ft. building all on a 1.02 acre parcel in the Light Industrial Zoning District.		
Status:	Approved		
Action:	Comments from Final Site Inspection		
Attachments:	Staff Report		

Project Name:	Southold Gas Station & Convenience Store	SCTM#:	1000-55-5-2.2
Location:	45450 CR 48, on the s/w corner of CR 48 and Youngs Avenue, Southold.		
Description:	This Amended Site Plan is for the proposed conversion of an existing 3,476 sq. ft. building (formerly for vehicle detailing, RV sales and servicing) to a convenience store and vehicle fuel sales, with: 6 fuel pumps (12 fueling stations), two canopies, one at 50' x 24' (1,200 sq. ft.) and the other at 50' x 50' (2,500 sq. ft.) and 29 parking spaces on 1.46 acres in the General Business (B) Zoning District.		
Status:	Pending		
Action:	Update		
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 Revised Final Plat		
Attachments:	Staff Report		

Project Name:	Mangieri Resubdivision	SCTM#:	1000-125-3-2.3
Location:	On the south side of S.R. 25, +/- 200' west of the intersection of Franklinville Road and S.R. 25, Laurel		
Description:	This proposal is for the resubdivision of SCTM#1000-125.-3-2.3 & 18 where 9.56 acres is proposed for transfer from Lot 2.3 to Lot 18. Lot 2.3 will decrease from 11.57 acres to 2.01 acres (proposed Lot 1) and Lot 18 will increase from 0.44 acres to 10 acres (proposed Lot 2), in the AC Zoning District.		
Status:	Pending		
Action:	Extension Request		
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 proposed resubdivision transfers 0.27 acres from Lot 1 (SCTM#1000-86-06-31) to Lot 2 (SCTM#1000-75-06-7.2). Lot 1 decreased in size from 5.23 acres to 4.96 acres and Lot 2 increased from 5.30 acres to 5.57 acres. This property is located on the r.o.w. off of Route 25 in Peconic.		
Status:	Pending		
Action:	Review for Determination		
Attachments:	Staff Report		

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 1.86 to 4.38 acres, a right of way of 2.48 acres, and 2 agricultural lots totaling 60.38 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 Revised Plans		
Attachments:	Staff Report		

Project name:	Harold R. Reeve & Sons, Inc.	SCTM#:	1000-140-1-6
Location:	1605 Wickham Avenue, Mattituck		
Description:	This proposal is for a Standard Subdivision of a 5.1 acre split-zoned parcel into 4 lots where Lots 1-3 equal 1 acre each in the R-40 Zoning District and Lot 4 equals 1.8 acres located in both the R-40 and LB Zoning Districts.		
Status:	Conditional Sketch Approval		
Action:	Review for Conditional Preliminary Plat Determination		
Attachments:	Staff Report		

Discussion:

- ❖ Draft Monthly Report for July