

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

WORK SESSION AGENDA

Monday, September 13, 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.

Options for public attendance:

◆ In person:

Location: Southold Town Hall, Main Road, Southold.

or

◆ To join via computer:

[Click Here](#)

or

Online at the website **zoom.us**

Click "Join a Meeting"

Meeting ID: 839 9182 9094

Password: 442097

◆ Join by telephone:

Call 1(646)558-8656

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

Project Name:	Hard Corner Southold Mixed Use SCTM#: 1000-61-4-1
Location:	53530 Route 25, Southold
Description:	This site plan is for the proposed mixed use construction of a 2-story 4,983 sq. ft. building fronting Main Road NYS Route 25 with retail on the first floor and three Affordable Housing apartments on the second floor and 25 parking stalls; and four 1,597 sq. ft. 55 and older rental units along Wells Avenue, all on 2.28 acres in the Hamlet Business (HB) Zoning District.
Status:	Pending
Action:	Referral Review
Attachments:	Staff Report

Project Name:	Berry & Berry, LLC SCTM#: 1000-75-5-13
Location:	41535 Route 25, ±495' s/w/o Peconic Ln. & NYS Rt. 25, Peconic
Description:	This proposed Site Plan Application is to convert an existing 1,096 sq. ft. dwelling to a business office and construct a 2,560 sq. ft. four bay storage garage pursuant to ZBA File #6818 on 20,419 sq. ft. (0.47 acres) in the General Business (B) Zoning District.
Status:	Approved
Action:	Review for Final CO
Attachments:	Staff Report

Project name:	North Fork Recycling (NF Sanitation) SCTM#: 1000-83-3-4.7
Location:	8475 Cox Ln., in Cutchogue
Description:	This Site Plan is for the proposed construction of a 1-story 960 sq. ft. building for office use attached to a 1 ½-story 6,000 sq. ft. building for warehouse space and no basement with 16 parking stalls on 5 acres in the Light Industrial Zoning District.
Status:	Approved
Action:	Review for Final CO and Extension
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:	Pending
Action:	Review for Completeness
Attachments:	Staff Report

Discussion:

- ❖ Planning Board August Monthly Report
- ❖ Site Plan Use Determinations (SPUD):
 - JOTAS Corp, 1000 Village Lane, Orient, SCTM#1000-25-1-18
 - NOFO Center Nail Salon, 75 Marlene Lane, Mattituck, SCTM#1000-143-3-1
 - HC NOFO Barn, 2705 Indian Neck Lane, Peconic, SCTM#1000-86-5-14.4
- ❖ ZBA Request for Comments: Rizos Paliouras, 65795 CR 48, Southold, SCTM#1000-40-2-6.4 DUE Oct. 28, 2021
- ❖ ZBA Request for Comments: 420 Pauls Lane LLC, 420 Pauls Lane, Pecnoic, SCTM#1000-74-4-5 DUE Oct. 28, 2021