

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

WORK SESSION AGENDA
Monday, September 14, 2020
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:
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Or

Online at the website zoom.us, click "Join a Meeting" and enter the

Meeting ID: **962 0654 3951**

Password: **001234**

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

Project Name:	Tenedios Barn & Greenhouse Amended #3	SCTM#:	1000-19-1-1.4
Location:	28410 Route 25, Orient		
Description:	This amended agricultural site plan is for the relocation of a proposed one story 8,664 sq. ft. building to house livestock and store feed, supplies and farm equipment; which was granted conditional approval from the Planning Board in 2019 and not constructed. The plan includes a 60' x 24' (1,440 sq. ft.) greenhouse and other existing accessory agricultural buildings on a 34.5 acre farm, of which 29.5 acres have development rights held by Southold Town and 5 acres have development rights intact (the greenhouse is located in the 5-acre area and the barn is located in the 29.5-acre area) in the R-200 Zoning District.		
Status:	Pending		
Action:	Review for Completeness		
Attachments:	Staff Report		

Project Name:	Orient Point Conservation Subdivision (Pappas)	SCTM#:	1000-14-2-29.2, 29.3, 29.4, 1000-19-2-2, 3, 12.2
Location:	32357 Old Main Street, Orient		
Description:	This proposal is for a 75/75 clustered Conservation Subdivision of 36.13 acres, currently comprised of six parcels, into 6 residential lots ranging in size from 0.91 acres to 1.83 acres, with 24.73 acres from which development rights are proposed to be sold to the Town of Southold, in the R-80 and R-40 zoning districts.		
Status:	Pending		
Action:	Sketch Plan Completeness		
Attachments:	Staff Report		

Project Name:	Bing Conservation Subdivision	SCTM#:	1000-95.-1-7.2 1000-95-1-8.3
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 Final Approval		
Action:	Review Request for Clearing		
Attachments:	Staff Report		

Project Name:	Lebkuecher Standard Subdivision	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:	Pending		
Action:	Update on process		
Attachments:	Staff Report		

Project Name:	Pederson Standard Subdivision	SCTM#:	1000-21.-3-15
Location:	670 Circle Drive, East Marion		
Description:	This proposal is for the Standard Subdivision of a 9.2-acre parcel into 3 lots, where Lot 1 is 5.1 acres, Lot 2 is 2.3 acres, and Lot 3 is 1.8 acres, in the R-40 Zoning District. This parcel is located south of the intersection of Aquaview Avenue and Circle Drive in East Marion.		
Status:	Pending		
Action:	Review Site Visit & Conditions for Preliminary Plat		
Attachments:	Staff Report		

Project Name:	George L. Penny Inc. Contractors Yard Amended	SCTM#:	1000-53-2-27.2
Location:	67480 Route 25, Greenport		
Description:	This amended site plan is for a proposed contractors yard including eight (8) existing buildings totaling 24,634 sq. ft. on 2.68 acres in the LI Zoning District.		
Status:	Pending		
Action:	Update		
Attachments:	Staff Report		

Project Name:	Eastern Long Island Kampground Amended	SCTM#:	1000-40-3-5
Location:	64500 CR 48, Greenport		
Description:	This amended site plan is to replace 33 existing tent sites with the proposed construction of 20 seasonal cabins at 450 sq. ft. each and a 600 sq. ft. pavilion as part of an existing campground on 23.32 acres in the RR Zoning District, Greenport.		
Status:	Pending		
Action:	Referral Review		
Attachments:	Staff Report		

Project Name:	Mattituck-Laurel Library Amended (Parking Lot Expansion)	SCTM#:	1000-114-11-2
Location:	13900 Route 25, Mattituck		
Description:	This proposed amended site plan is to increase the existing parking area by 24 spaces, from 34 spaces to 58 spaces (including 5 ADA) on 1.5 acres in the RO/R-40 Zoning District.		
Status:	Pending		
Action:	Referral Review		
Attachments:	Staff Report		

Project name:	Koehler Standard Subdivision	SCTM#:	1000-115-10-1
Location:	4180 New Suffolk Avenue, on the southeast corner of Marratooka Road and New Suffolk Avenue, Mattituck		
Description:	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.		
Status:	Conditional Preliminary Plat Approval		
Action:	Final Plat Application Completeness		
Attachments:	Staff Report		

Project Name:	Indian Neck Farm Amended	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:	Review for Completeness & Site Visit		
Attachments:	Staff Report		

Project Name:	Northside Beverage	SCTM#:	1000-122-7-6.7
Location:	1795 Old Main Road, Laurel		
Description:	This proposed site plan is for the conversion of an existing 5,195 sq. ft. storage building into wholesale/retail beverage distribution, office and storage on 1.1 acres in the General Business (B) Zoning District.		
Status:	Approved		
Action:	Review for CO		
Attachments:	Staff Report		

Project Name:	The Heritage at Cutchogue (Harvest Pointe)	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 development of 124 detached and attached dwellings.		
Status:	Approved with Conditions		
Action:	Site Plan Extension		
Attachments:	Staff Report		

Project Name:	Mazzoni Standard Subdivision	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) located in the R-80 Zoning District.		
Status:	Conditional Preliminary Plat Approval		
Action:	Extension Request		
Attachments:	Staff Report		

Discussion:

- ❖ Monthly Report – August 2020