

**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, February 7, 2022  
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: 853 1951 5252

Password: 235641

◆ Join by telephone:

Call 1(646)558-8656

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

Project Name:	<b>Greenport Medical Offices &amp; Residences</b>	SCTM#:	1000-34-2-1
Location:	160 NYS Route 25, Greenport		
Description:	This Site Plan application is for the proposed construction of four (4) campus-style residential office buildings with three (3) office spaces on the first level and ten (10) workforce housing units on the second level each, with 174 parking stalls on 4.69 acres in the RO and R-40 Zoning District.		
Status:	Pending		
Action:	Review for Completeness of Application Materials		
Attachments:	Staff Report		

Project Name:	<b>Tenedios Barn &amp; Greenhouse Amended #3</b>	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:	Approved		
Action:	Review for Approval Extension		
Attachments:	Staff Report		

Project Name:	<b>The Fields at Mattituck Resubdivision</b>	SCTM#:	1000-113-2-1.2 & 106.-8-81
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 and join the area to the road so that it may be dedicated to the Town along with the subdivision road.		
Status:	Pending		
Action:	Review Revised Plan & Process		
Attachments:	Staff Report		

<b>Project Name:</b>	<b>Jenkins Conservation Subdivision</b>	<b>SCTM#:</b>	<b>1000-102-2-2.6 &amp; 2.7</b>
<b>Location:</b>	2800 Depot Lane, Cutchogue		
<b>Description:</b>	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.		
<b>Status:</b>	Pending		
<b>Action:</b>	Review for Final Plat Application Completeness		
<b>Attachments:</b>	Staff Report		

<b>Project Name:</b>	<b>Peconic Onwego Standard Subdivision</b>	<b>SCTM#:</b>	<b>1000-74-4-14.3</b>
<b>Location:</b>	32900 CR 48, Peconic		
<b>Description:</b>	This Standard Subdivision proposes to subdivide a 3.65 acre parcel into 2 lots. Lot 1 equals 2.73 acres and lot 2 equals .92 acres in the Limited Business and Residential Office zoning districts.		
<b>Status:</b>	Pending		
<b>Action:</b>	Review for Conditional Sketch Plat Approval		
<b>Attachments:</b>	Staff Report		

<b>Project Name:</b>	<b>Walsh Park Standard Subdivision</b>	<b>SCTM#:</b>	<b>1000-9-10-10</b>
<b>Location:</b>	Southeast side of Winthrop Avenue, intersecting with Equestrian Avenue, Fishers Island		
<b>Description:</b>	This proposal is for a Standard Subdivision of a 3.82-acre parcel into three lots, where Lot 1 is 0.59 acres and contains two residential dwellings and a sewer easement, Lot 2 is 2.16 acres and contains a sewer and water easement and Lot 3 is 1.08 acres and contains two residential dwellings, a right of way and water easement.		
<b>Status:</b>	Pending		
<b>Action:</b>	Review for Completeness		
<b>Attachments:</b>	Staff Report		

**Discussion:**

- ❖ January Monthly Report