

**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, April 25, 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: 868 4363 6947

Password: 956503

◆ Join by telephone:

Call 1(646)558-8656

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

Project Name:	<b>Strong's Storage Buildings</b>	SCTM#:	106.-6-10 & 13.4
Location:	3430 Mill Road, Mattituck		
Description:	This Site Plan is for the proposed construction of two (2) buildings for boat storage, one at 52,500 sq. ft. and the other at 49,000 sq. ft., located on 32.6 acres in the MII and R-80 Zoning Districts where there is 69,245 sq. ft. of existing boatyard buildings.		
Status:	Pending		
Action:	Draft Environmental Impact Statement Adequacy Review		
Attachments:	Staff Report		

Project Name:	<b>Cooper Standard Subdivision</b>	SCTM#:	1000-106-9-2.3
Location:	2200 Breakwater Road, Mattituck		
Description:	This proposal is for a Standard Subdivision of a 25.86 acre parcel into three lots, where Lot 1 is 9.47 acres, Lot 2 is 8.28 acres, and Lot 3 is 8.11 acres.		
Status:	Pending		
Action:	Review for Sketch Plat Application Completeness		
Attachments:	Staff Report		

Project Name:	<b>Little White House &amp; Vines on Mill Resubdivision</b>	SCTM#:	1000-115-2-2.3 1000-115-2-2.4 1000-115-2-3.2
Location:	16505, 16655, 16555 Route 25, Mattituck		
Description:	This resubdivision proposes to transfer 44,605 sq. ft. of "rights-intact" land from SCTM#1000-115-2-2.3 to SCTM#1000-115-2-2.4. Lot 2.3, the house lot, will decrease in size from 84,942 sq. ft. to 40,000 sq. ft. and will become non-conforming, and Lot 2.4, together with lot 3.2, will increase in size to 50.88 acres. A variance from the Zoning Board of Appeals for Lot 2.3 is required.		
Status:	New Application		
Action:	Review for Application Completeness		
Attachments:	Staff Report		

Project Name:	<b>First Universalist Church</b>	SCTM#:	1000-63-6-6.1
Location:	51970 Route 25, Southold		
Description:	This proposed Site Plan is for the construction of a one story 6,816 sq. ft. place of worship and 32 parking stalls. There is an existing parish house and single family dwelling to remain, all on 1.2 acres in the Residential Office (RO) Zoning District.		
Status:	Pending		
Action:	Review Revised Site Plan		
Attachments:	Staff Report		

Project Name:	<b>15105 Oregon Road Standard Subdivision</b>	SCTM#:	1000-73-1-1
Location:	15105 Oregon Road, Cutchogue		
Description:	This standard subdivision proposes to subdivide a 5.18-acre parcel into two lots where Lot 1 equals 2.60 acres and Lot 2 equals 3.24 acres and is improved with a single-family residence in the Agricultural Conservation and Residential 80 zoning districts.		
Status:	Pending		
Action:	Review Vine Planting		
Attachments:	Email		

Project Name:	<b>14695 Main Road Parking Lot Expansion Amended</b>	SCTM#:	1000-114-8-5
Location:	14695 Route 25, Mattituck		
Description:	This site plan is an amendment to the approved site plan for an existing dentist office to expand the parking lot. The property is located at 14695 NYS Route 25, Mattituck.		
Status:	Pending		
Action:	Review Revised Site Plan		
Attachments:	Staff Report		

Project Name:	<b>Smyth Standard Subdivision</b>	SCTM#:	1000-102-6-23.1
Location:	29330 Route 25, Cutchogue		
Description:	This standard subdivision proposes to subdivide a 3.68 acre improved parcel into 3 lots; where lot 1 equals 1.01 acres, lot 2 equals 1.46 acres and lot 3 equals 1.21 acres in the R-40 zoning district.		
Status:	New Application		
Action:	Review for Completeness		
Attachments:	Staff Report		

Project Name:	<b>Peconic Landing Wellness Center</b>	SCTM#:	1000-35-1-25
Location:	1205 Route 25, Southold		
Description:	This amended site plan is for the proposed construction of a 1,138 sq. ft. addition to the existing Wellness Center and a reconfiguration of the parking lot in front of the subject addition and the entrance to the existing Community Center, all part of an existing continuing care retirement community on 144 acres in the Hamlet Density Zoning District.		
Status:	Approved		
Action:	Request for certificate of occupancy		
Attachments:	Staff Report		

Project Name:	<b>Peconic Onwego Standard Subdivision</b>	SCTM#:	1000-74-4-14.3
Location:	32900 CR 48, Peconic		
Description:	This Standard Subdivision proposes to subdivide a 3.65 acre parcel into 2 lots. Lot 1 equals 2.73 acres and Lot 2 equals 0.92 acres in the Limited Business and Residential Office zoning districts.		
Status:	Pending		
Action:	Review Preliminary Plat Application Completeness		
Attachments:	Staff Report		

**Discussion:**

- ❖ Wildberry Fields Subdivision Buffer Replanting Plan Review
- ❖ Town Board Requests for Planning Board Comments
  - A Local Law in relation to Amendments to Chapter 280, to address maximum size of single family homes – Draft Comments
- ❖ ZBA Memo: Proposed Annual ZBA and Planning Board Training – Final Draft