

**WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, July 22, 2019
4:00 p.m.
Southold Town Meeting Hall**

**3:00 p.m. Executive Session – Advice from Town Attorney
4:00 p.m. Applications**

Project Name:	Hound Lane Restaurant	SCTM#:	1000-12-1-7.1
Location:	301 Hound Lane, Fishers Island		
Description:	This site plan is for the proposed conversion of an existing 2,815 sq. ft. building into a restaurant on the first floor, the construction of a 2,329 sq. ft. second story addition for two apartments (ZBA file #7237), twenty-six parking spaces and an existing 280 sq. ft. accessory building to remain for dry storage all on .46 acres in the B 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 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 Approval		
Action:	Final Plat Completeness		
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.		
Status:	Pending		
Action:	Review Conditions of Sketch		
Attachments:	Staff Report		

Project Name:	Baker & Baker Resubdivision	SCTM#:	1000-10-5-10 &12.3
Location:	1143 Peninsula Road, Fishers Island		
Description:	This resubdivision proposes to reconfigure the location and direction of the lot line separating SCTM#1000-10.-5-10 & 12.3, including a transfer of 5 sq. ft. from SCTM#1000-10.-5-10 to SCTM#1000-10.-5-12.3, in the R-120 Zoning District. As a result of this resubdivision, Lot 10 will total 127,942 sq. ft. and Lot 12.3 will total 64,360 sq. ft. which is undersized in the R-120 Zoning District.		
Status:	New Application		
Action:	Review for Completeness		
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:	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 B Zoning Districts. This proposal includes a Change of Zone Application where the zoning on Lot 4 is proposed to change from the R-40 and B Zoning Districts to the LB Zoning District.		
Status:	Conditional Sketch Approval		
Action:	Preliminary Plat Determination		
Attachments:	Staff Report		

Discussion:

- ❖ Town Board Request for Comments: Local Law in Relation to an Amendment to Chapter 280 Zoning, to allow recreational uses in the Light Industrial Park/Planned Office Park (LIO) and Light Industrial Districts in the Town of Southold. (Town Board Hearing July 30, 2019)

- ❖ Town Board Request for Comments: Local Law in Relation to an Amendment to Chapter 280 Zoning, in connection with Administration and Enforcement in the Town of Southold. (Town Board Hearing July 30, 2019)