

**WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, August 13, 2012
4:00 p.m.
Southold Town Meeting Hall**

3:30 p.m. Executive Session (in the Annex) - litigation

4:00 p.m. Applications (in the Meeting Hall)

5:30 p.m. Review Public Meeting Agenda

Project name:	Mill Creek Inn & Marina	SCTM#:	1000-56-7-2
Location:	64300 NYS Route 25, on south side of Rt. 25, 424' west of Dolphin Drive, Greenport		
Description:	This site plan is for the proposed improvement and renovation to an existing 50 slip marina & 8,989 s.f. restaurant with new marina/dock master building, parking areas and site drainage on a 3.27 acre parcel in the M-II Zoning District.		
Status:	Pending		
Action:	Review revised site plan (addition of boatyard use) & provide comments to ZBA on the restaurant (Special Exception use in MII zone)		
Attachments:	Staff Report		

Project Name:	Platinum East Properties, LLC	SCTM#:	1000-69-6-3
Location:	48205 Route 25, ±956.85' west of Ackerly Pond Lane, Southold		
Description:	This site plan is for the proposed construction of a 2,880 sq. ft. electrical contractor office/warehouse on 0.9 acres in the General Business (B) Zoning District, Southold.		
Status:	Pending		
Action:	Review revised site plans; review comments from referral.		
Attachments:	Staff Report		

Project Name:	Harbes Family Winery	SCTM#:	1000-120-1-4 & 1000-112-1-7.1
Location:	Northwest corner of Sound Avenue and Hallock Avenue in Mattituck		
Description:	This site plan is for the addition of retail winery and wine production facilities to an existing farm stand. The overall property is 15.61 acres in the A-C Zoning District.		
Status:	Pending		
Action:	Status Up-date		
Attachments:	Staff Report		

Project name:	T-Mobile at LIPA	SCTM#:	1000-45-1-14.1
Location:	69685 NYS Route 25, Greenport		
Description:	This application is to bring an existing wireless communication facility into compliance with Southold Town Code insofar as the facility was constructed without benefit of the necessary permits, as well as to upgrade the facility. The antennas are mounted on the exterior of the pole at a height of 84 feet located on an 8.3 acre site in the LB Zoning District.		
Status:	Pending		
Action:	Review for determination.		
Attachments:	Staff Report		

Project name:	Neumann, James	SCTM#:	1000-107-1-1.1, 107-1-1.2
Location:	Mattituck Creek and Mill Road, Mattituck		
Description:	This proposal is to subdivide a 24.9 acre parcel into 5 lots. The parcel borders Mattituck Creek in the R-80 Zone. One residence already exists.		
Status:	Pending		
Action:	Review for setting preliminary public hearing date.		
Attachments:	Staff Report		

Project name:	Rand, Bight Road, LLC	SCTM#:	1000-14-2-11.4 & 11.5
Location:	1085 Bight Road, Orient		
Description:	This proposed Lot Line Change will transfer 3,000 sq. ft. from SCTM#1000-14-02-11.4 to SCTM#1000-14-02-11.5. Lot 11.5 will increase from 49,669 sq. ft. to 52,669 sq. ft., and Lot 11.4 will decrease from 43,672 sq. ft. to 40,672 sq. ft. in the R-40 Zoning District.		
Status:	New Application		
Action:	Review for completeness.		
Attachments:	Staff Report		

For Discussion:

- 1. Town Board/Code Committee on LI/LIO Retail Uses**
- 2. Comprehensive Plan – Human Services Draft Chapter**