

**WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, April 23, 2012
4:00 p.m.
Southold Town Meeting Hall**

4:00 p.m. Applications

Project name:	Currie, Lawrence	SCTM#:	1000-59-6-18.1, 19.1 & 19.2
Location:	Soundview Avenue, +/- 101.85 feet north east of Kenny's Road, in Southold		
Description:	This proposed Lot Line Modification transfers 0.67 acres from SCTM1000-59-6-19.2 to SCTM1000-59-6-18.1 and SCTM1000-59-6-19.1. SCTM1000-59-6-19.2 decreased in size from 0.67 acres to 0.00 acres; SCTM1000-59-6-18.1 increased from 0.27 acres to 0.67 acres, and SCTM1000-59-6-19.1 increased from 0.24 acres to 0.51 acres.		
Status:	Pending		
Action:	Review draft C & Rs.		
Attachments:	Staff Report, draft C & Rs		

Project name:	New Cingular Wireless at Orient by the Sea	SCTM#:	1000-15-9-8.1
Location:	40200 SR 25, Orient		
Description:	This revised site plan is for the proposed construction of a 70' monopole wireless facility having internally mounted antennas at 67' and 57' for New Cingular Wireless along with related base equipment on a 400 s.f. area. The site includes an existing restaurant and boat marina on 4.7 acres in the M-II Zoning District.		
Status:	Pending		
Action:	Review comments from referrals.		
Attachments:	Staff Report		

Project name:	T-Mobile at LIPA	SCTM#:	1000-45-1-14.1
Location:	69685 NYS Route 25, Greenport		
Description:	This site plan is to upgrade and maintain a wireless facility with equipment area on an existing utility pole. The antennas are located mounted on the exterior of the pole at a height of 84' and located on an 8.3-acre site in the LB Zoning District.		
Status:	New Application		
Action:	Review for completeness.		
Attachments:	Staff Report		

Project name:	De Art of Nature, LLC	SCTM#:	1000-84-1-10.4
Location:	23423 CR 48, Cutchogue		
Description:	This site plan is for a proposed 17,888 s.f. addition to an existing 37,183 s.f. glass greenhouse structure and two (2) new office trailers @ 720 s.f. each on a 5.8 acre parcel in the A-C Zoning District		
Status:	Pending		
Action:	Review comments from referrals.		
Attachments:	Staff Report		

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Project name:	James Creek Landing	SCTM#:	1000-122-3-1.4
Location:	West side of Main Road, approx 280' south of New Suffolk Ave, Mattituck		
Description:	This proposal is to subdivide a split-zoned parcel into five lots where Lot 1 equals 40,686 sq. ft.; Lot 2 equals 33,007 sq. ft.; Lot 3 equals 44,986 sq. ft.; and Lot 4 equals 43,520 sq. ft. in the R-80 Zoning District. Lot 5 equals 77,747 sq. ft. and is located in the B Zoning District. The open space is equal to 5.59 acres or 60% of the upland area.		
Status:	Conditional Preliminary Approval		
Action:	Review draft letter to Agent.		
Attachments:	Draft Letter/Staff Report		

Project name:	North Fork Community Theater & Mattituck Presbyterian Church	SCTM#:	1000-141-4-26 & 32.1
Location:	12700 Sound Avenue & 12605 NYS Route 25, Mattituck		
Description:	This proposed lot line change will increase SCTM#1000-141-04-26 (Lot 1) from 6,683 sq. ft. (.153 acres) to 17,964 sq. ft. (.412 acres). SCTM#1000-141-04-32.1 (Lot 2) will decrease from 113,809 sq. ft. (2.613 acres) to 102,528 sq. ft. (2.354 acres). The application required ZBA approval for side yard setbacks.		
Status:	Conditional Final Approval		
Action:	Review draft deeds and for granting Final Approval.		
Attachments:	Staff Report, Draft Deeds		

Project name:	Joint Industry Bd. (Santorini)	SCTM#:	1000-83-2-17.3
Location:	3800 Duck Pond Road, Cutchogue		
Description:	This site plan is for the proposed construction of an 18,000 sq. ft. meeting/conference facility and interior alterations of an existing motel, restaurant, pool and pool house on a conforming 12.3 acre site partially located in the Resort Residential and Agricultural Conservation Zoning Districts.		
Status:	Final, Pending Inspection		
Action:	Discuss Final Site Inspection.		
Attachments:			

Project name:	Mullen Realty, LP	SCTM#:	1000-62-3-11 & 12
Location:	40 & 120 Cottage Place, s/e corner of Cottage Place & NYS Rt. 25, Southold		
Description:	This amended site plan is for a proposed parking area of 14 stalls for employees and over-flow customer parking on a 7,294 s.f. parcel in the General Business (B) Zoning District.		
Status:	New Application		
Action:	Review for completeness.		
Attachments:	Staff Report		

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Project name:	Cornell, Clifford	SCTM#:	1000-63-1-1.5
Location:	2325 Horton Lane, Southold		
Description:	This site plan is for a proposed 42' x 60' metal building for agricultural/farm storage to include tractors, plows, loaders and hops on an 8.5 acre parcel in the R-80 Zoning District, Hortons Lane.		
Status:	New Application		
Action:	Review for completeness.		
Attachments:	Staff Report		

Discussion:

1. Suffolk County Industrial/Commercial Incentive Plan (MT/HL)
2. Draft Letter to residents of a certain subdivision regarding buffers (MT)
3. Local Law Comments to Town Board: Second Dwelling Code Amendment
4. Future dates for Comprehensive Plan Team Meetings