

**WORK SESSION AGENDA  
SOUTHOLD TOWN PLANNING BOARD  
Monday, January 14, 2019  
4:00 p.m.  
Southold Town Meeting Hall**

**2:30 p.m. Executive Session – Advice from Town Attorney  
4:00 p.m. Applications**

Project Name:	<b>The Heritage at Cutchogue 2015 (Harvest Pointe)</b>	SCTM#:	1000-102-1-33.3
Location:	75 Schoolhouse Road, on the n/w corner of Griffing Street and School House Lane, approximately 1,079 feet n/o the Main Road, in Cutchogue.		
Description:	This proposed Residential Site Plan is for development of 124 detached and attached dwelling, with a 6,188 sq. ft. community center, an outdoor swimming pool, one tennis court, and various other associated site improvements, on a vacant 46.17-acre parcel in the Hamlet Density (HD) Zoning District.		
Status:	Approved with Conditions		
Action:	Review new proposed model D unit		
Attachments:	Staff Report		

Project Name:	<b>Vineyard View</b>	SCTM#:	1000-40-3-1
Location:	62600 CR 48, Greenport		
Description:	This proposed Residential Site Plan is for 50 multiple dwelling units in seven buildings. All units are proposed to be offered for rent at rates set by the federal government for affordability for the next 50 years. The plan includes 14 one-bedroom units, 22 two-bedroom units and 14 three-bedroom units, a 2,769 sq. ft. community center, 102 parking spaces; and various other associated site improvements, on a vacant 17.19-acre parcel of which 9.91 acres will be preserved as open space (5.98 acres upland and 3.93 acres wetlands), in the Hamlet Density (HD) Zoning District located on the s/s of County Road 48 ±1,600' n/e/o Chapel Lane, Greenport.		
Status:	Pending		
Action:	Review Revised Plans & Conditions for a Decision		
Attachments:	Staff Report		

Project Name:	<b>Front Street Offices</b>	SCTM#:	1000-45-7-5.3
Location:	75795 Route 25, Greenport		
Description:	This proposed Site Plan application is to demolish an existing two story dwelling and construct a 2,902 sq. ft. one story professional office building and 16 parking stalls on 0.8 acres in the Residential Office (RO) Zoning District.		
Status:	Approved		
Action:	Review Final Site Inspection		
Attachments:	Staff Report		

Project Name:	<b>Power Equipment Plus</b>	SCTM#:	1000-141-4-11
Location:	825 Pacific Street, Mattituck		
Description:	This site plan is for the proposed conversion of an existing 3,011 sq. ft. auto garage to an equipment repair/service/sales center, an existing ±2,800 sq. ft. building to remain as storage, and construction of 16 parking stalls; all on 1.17 acres in the HB Zoning District.		
Status:	Pending		
Action:	Completeness of application		
Attachments:	Staff Report		

Project Name:	<b>Jakubiuk Agricultural Building</b>	SCTM#:	1000-55-1-8.3
Location:	5455 Youngs Avenue, Southold		
Description:	This site plan is for the proposed construction of a 1-story 7,200 sq. ft. building for agricultural storage, and no basement located on ±22.5 acres of farmland with Development Rights held by the Town of Southold in the AC Zoning District.		
Status:	Pending		
Action:	Review for Determination		
Attachments:	Staff Report		

Project Name:	<b>Gonzalez Standard Subdivision</b>	SCTM#:	1000-27-1-9
Location:	2050 Platt Road, approximately 1,823' south of NYS Route 25, Orient		
Description:	This proposal is for the Standard Subdivision of a 4.29-acre parcel into two lots, where Lot 1 is 2.07 acres and Lot 2 is 2.22 acres in the R-80 Zoning District. This parcel is located on Platt Road, +/- 1,830' south of S.R. 25.		
Status:	Conditional Sketch Approval		
Action:	Review SEQRA & Conditions of a Preliminary Plat Decision		
Attachments:	Staff Report		

Project Name:	<b>The Estates at Royalton</b>	SCTM#:	1000-113-7-19.23
Location:	55 Cox Neck Road, approximately 490' north of Sound Avenue, Mattituck		
Description:	This proposal is for a Standard Subdivision of a 36.9 acre parcel into 12 lots where Lots 1-11 equal 0.7 acres, and Lot 12 equals 12 acres, located in the A-C Zoning District. This subdivision includes 15.2 acres of open space and 1.7 acres for a proposed road.		
Status:	Final Plat Approval		
Action:	Review Revised Bond Estimate		
Attachments:	Staff Report & Bond Estimate		

**Discussion:**

- ❖ Draft Monthly Report for December
- ❖ Request for Comments to ZBA re: Restaurant & Apartment  
SCTM#1000-12-2-7.1, 301 Hound Lane, Fishers Island
- ❖ Request for Comments to ZBA re: Renee Poncet & Stephen Fitzpatrick  
SCTM#1000-35-4-28.36, 702 Wiggins Lane, Greenport
- ❖ Request for Comments to ZBA re: Cell Tower Colocation T-Mobile at Orient By The  
Sea, SCTM#1000-15-9-8.1, 40200 Route 25, Orient
- ❖ Request for Comments to TB re: Harold R. Reeve & Sons Change of Zone,  
SCTM#1000-140-1-6, 1605 Wickham Avenue, Mattituck