

**WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, February 11, 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:	McCall Wine Production Facility Amended	SCTM#:	1000-109-1-38
Location:	22600 Route 25, Cutchogue		
Description:	This amended application is to reduce the size of the previously approved wine production and agricultural storage facility from 17,100 sq. ft. to 7,237 sq. ft., including a 2,992 sq. ft. timber barn on the first floor and a 4,245 sq. ft. winery, not open to the public, on a 1.8 acre reserve parcel (SCTM#1000-109.-1-38) adjacent to over 84 acres of land (SCTM#1000-116.-1-2.2 & 3.4) with Development Rights held by Suffolk County in the AC Zoning District.		
Status:	Pending		
Action:	Review Revised Map		
Attachments:	Staff Report		

Project Name:	Captain Red's Marine Sales	SCTM#:	1000-122-6-12
Location:	9605 Route 25, Mattituck		
Description:	This Site Plan is for the proposed construction of a 3,680 sq. ft. metal building (ZBA file #7014) for storage (no basement) where there exists a 1 –story 1,168 sq. ft. office building for boat sales, storage, parking and display with 8 parking stalls on a General Business (B) and R-40 split zoned parcel totaling 1.6 acres.		
Status:	Revised Application		
Action:	Completeness		
Attachments:	Staff Report		

Project name:	Harbes Greenhouse & Farm Shed	SCTM#:	1000-120-1-3
Location:	555 Sound Avenue, ±830' w/o Aldrich Lane, Mattituck		
Description:	This Site Plan is for the construction of a 30' x 96' (2,880 sq. ft.) greenhouse, a 12' x 16' farm shed and a 10' x 16' poultry pen on 13.5 acres in the A-C Zoning District.		
Status:	Approved Pending Final Inspection		
Action:	Approval Extension		
Attachments:	Staff Report		

Project name:	Tenedios Barn & Greenhouse Amended	SCTM#:	1000-19-1-1.4
Location:	28410 Route 25, Orient		
Description:	This amended agricultural site plan is for the addition of a 60' x 24' (1,440sq. ft.) greenhouse to a site where a one story 8,664 sq. ft. building to house livestock and store feed, supplies and farm equipment has conditional approval from the Planning Board, on a 34.5 acre farm, of which 29.5 acres have development rights held by Southold Town and 5 acres have development rights intact (the greenhouse is located in the 5-acre area and the barn is located in the 29.5-acre area) in the R-200 Zoning District.		
Status:	Pending		
Action:	Referral Review		
Attachments:	Staff Report		

Project name:	Liebert Standard Subdivision	SCTM#:	1000-54-3-14.8
Location:	6510 Hortons Lane, Southold		
Description:	This proposal is for the standard subdivision of a 2.43-acre vacant lot into two lots, where Lot 1 equals 54,134 sq. ft. and Lot 2 equals 54,134 sq. ft. in the R-40 Zoning District. This parcel is located +/- 100' southeast of the intersection of Jennings Road and Hortons Lane, in Southold.		
Status:	Pending		
Action:	Conditions of Conditional Sketch		
Attachments:	Staff Report		

Project Name:	Tuthill Conservation Subdivision	SCTM#: 1000-17-4-16, 17-6-14.2, 18-3-30.3, 18-6-17.3, 18-6-18.1
Description:	<p>This proposal is for an 80/60 Conservation Subdivision of four parcels SCTM# 1000-17-4-16, 1000-17-6-14.2, 1000-18-3-30.3 and 1000-18-6-17.3 (total area=112 acres) into 17 residential lots, with 94 acres to be preserved. This project proposes the transfer of yield pursuant to §240-42 G of the Southold Town Code.</p> <p>SCTM#1000-17-4-16 (North Dyer) equals 21 acres proposed to be subdivided into 6 lots where the lots range in size from 0.7 - 0.9 acres. This property includes a 0.7 acres private right-of-way and 15.6 acres of preserved subdivision open space inclusive of 5.7 acres of unbuildable lands.</p> <p>SCTM#1000-17-6-14.2 (South Dyer) equals 35.3 acres proposed to be subdivided into 5 lots and includes a reserve area for agricultural related use where the lots and reserve area range in size from 0.5 - 0.9 acres; property includes a 0.5 acre right-of-way and 28.5 acres of open space inclusive of 14.6 acres of unbuildable lands.</p> <p>SCTM#1000-18-3-30.3 (North Brown) equals 28.7 acres proposed to be subdivided into 5 lots where the lots range in size from 0.7 - 0.8 acres. This property includes a 1.3 acre private right-of-way and 23.7 acres of open space inclusive of 2 acres of unbuildable lands.</p> <p>SCTM#1000-18-6-17.3 (South Brown) equals 26.9 acres proposed to be subdivided where Lot 1 equals 0.92 acres. This property includes 25.5 acres of open space inclusive of 0.62 acre of unbuildable lands.</p>	
Status:	Pending	
Action:	Review for Draft Environmental Impact Statement adequacy.	
Attachments:	Staff Report	

Discussion:

- ❖ Draft Monthly Report for January
- ❖ Request for Comments to ZBA re: Fishers Island Walsh Park Development SCTM#1000-12-1-4.4, Fox Lane, Fishers Island

Note:

- ❖ Code Committee Meeting: Thursday, February 28, 2006, 2:30 p.m., Annex Executive Board Room
Agenda: Recreational Floating Zone