

**WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, February 24, 2020
4:00 p.m.
Southold Town Meeting Hall**

4:00 p.m. Applications

Project Name:	Croteaux Farm Vineyard & Winery	SCTM#:	1000-75-7-1.4
Location:	1450 South Harbor Road, Southold		
Description:	This site plan is for an existing winery including ±4,833 sq. ft. of existing winery buildings, a 3,900 sq. ft. residence, 800 sq. ft. garage and 75 parking stalls pursuant to a stipulation of settlement. The winery includes two parcels totaling 14.06 acres of which 10.61 acres are planted with grapes in the A-C Zoning District.		
Status:	Pending		
Action:	Referral Review		
Attachments:	Staff Report		

Project Name:	Oregon Storage Warehouses	SCTM#:	1000-83-3-5.3
Location:	11900 Oregon Road, Cutchogue		
Description:	This site plan is for the proposed construction of a ±69,360 sq. ft. self-storage facility, and includes the construction of six (6) storage buildings: three 12,000 sq. ft. 1-story buildings, two 11,880 sq. ft. 1-story buildings, and one 9,600 sq. ft. 1-story building. Also included is the conversion of an existing 797 sq. ft. garage to an office, an existing dwelling to remain, and 20 proposed parking stalls all on 5.7 acres in the Light Industrial Zoning District.		
Status:	Pending		
Action:	Referral Review		
Attachments:	Staff Report		

Project name:	Colton Acres Standard Subdivision	SCTM#:	1000-38.-1.-1.8
Location:	+/- 275' west of Gillette Drive, East Marion		
Description:	This standard subdivision proposes to subdivide 4.24 acres into three 1.2-acre lots in the R-40 Zoning District. This parcel is located +/- 275' west of Gillette Drive in East Marion.		
Status:	Conditional Preliminary Plat Approval		
Action:	Final Plat Completeness		
Attachments:	Staff Report		

Project Name:	Southold Gas Station & Convenience Store SCTM#: 1000-55-5-2.2
Location:	45450 CR 48, on the s/w corner of CR 48 and Youngs Avenue, Southold.
Description:	This Amended Site Plan is for the proposed conversion of an existing 3,476 sq. ft. building (formerly for vehicle detailing, RV sales and servicing) to a convenience store and vehicle fuel sales, with: 6 fuel pumps (12 fueling stations), two canopies, one at 50' x 24' (1,200 sq. ft.) and the other at 50' x 50' (2,500 sq. ft.) and 29 parking spaces on 1.46 acres in the General Business (B) Zoning District.
Status:	Pending
Action:	Continued Review of Revised Site Plan
Attachments:	Staff Report

Project Name:	Vineyard View SCTM#: 1000-40-3-1
Location:	62600 CR 48, Greenport
Description:	This approved 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:	Approved with Conditions
Action:	Review Revised Tree Planting Plan & Irrigation Plan
Attachments:	Staff Report

Project Name:	The Heritage at Cutchogue 2015 (Harvest Pointe) 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 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:	Request for CO for #23-26
Attachments:	Staff Report

Discussion:

- ❖ ZBA Request for Comments: Eastern Long Island Kampground Amended, 64500 CR 48, Greenport, SCTM#1000-40-3-5 (Comments Due: March 26, 2020)
- ❖ ZBA Request for Comments: Hard Corner Properties LLC, 53530 Main Road, Southold, SCTM#1000-61-4-1 (Comments Due: March 26, 2020)
- ❖ Change of Zone Request for Comments: North Fork Community Club LLC, 2050 Depot Lane, Cutchogue, SCTM#1000-102-2-5
- ❖ Request for Comments: Request for Moratorium Waiver, a Local Law in relation to the six month extension of a Temporary Moratorium on the issuance of approvals and/or permits for the parcels of property in “The State Route 25 Love Lane Intersection and surrounding area.” Hearing Date: March 10, 2020
- ❖ Request for Comments: Local Law in relation to the six month extension of a Temporary Moratorium on the issuance of approvals and/or permits for the parcels of property in “The State Route 25 Love Lane Intersection and surrounding area.” Hearing Date: March 24, 2020