

**WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, March 11, 2019
3:30 p.m.
Southold Town Meeting Hall**

**2:30 p.m. Executive Session – Advice from Town Attorney
3:30 p.m. Applications**

Project Name:	Power Equipment Plus	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:	Referral Review		
Attachments:	Staff Report		

Project Name:	North Fork Woodworks	SCTM#:	1000-61-1-15.3
Location:	810 Traveler Street, Southold		
Description:	This site plan is for the proposed conversion of an existing 2,195 sq. ft. building to an office with accessory apartment, construction of a 744 sq. ft. accessory garage and 18 parking stalls on 0.46 acres in the Hamlet Business Zoning District.		
Status:	Pending		
Action:	Referral Review		
Attachments:	Staff Report		

Project Name:	Duffy Standard Subdivision	SCTM#:	1000-111-11-26.1
Location:	3360 Wunneweta Road, Cutchogue		
Description:	This proposal is for a Standard Subdivision of a 3.02 acre parcel into two lots, where Lot 1 is 1.69 acres and Lot 2 is 1.33 acres, located in the R-40 Zoning District.		
Status:	Conditional Sketch Approval		
Action:	SEQRA and Park & Playground Determination		
Attachments:	Staff Report		

Project Name:	Mazzoni Standard Subdivision	SCTM#:	1000-13-2-8.2
Location:	500 Soundview Drive, approximately 782' to the north of NYS Route 25 and 256' to the east of Sound View Drive, Orient		
Description:	This proposal is for a Standard Subdivision of a 22.94 acre parcel into 5 lots where Lot 1 = 2.34 acres, Lot 2 = 1.78 acres, Lot 3 = 2.18 acres, Lot 4 = 0.56 acres, Lot 5 = 16.06 acres inclusive of a .97 acre right-of-way, 8.58 acres of Open Space and 6 acres of a Conservation Easement held by the Peconic Land Trust (PLT) located in the R-80 Zoning District.		
Status:	Conditional Sketch Approval		
Action:	Review Amended Preliminary Plat & Extension Request		
Attachments:	Staff Report		

Project name:	Cell Tower Colocation T Mobile at Orient by the Sea	SCTM#:	1000-15-9-8.1
Location:	40200 Route 25, Orient		
Description:	This Amended Wireless Communications Application is for a proposed T-Mobile colocation between 70' - 80' a.g.l. on an approved 90 ft. high concealment pole, and the addition of a 213 sq. ft. compound for associated ground equipment and additional landscaping. There are ±3,924 sq. ft. of existing buildings including a restaurant, marina and associated accessory structures, all on 4.7 acres in the Marine II Zoning District.		
Status:	Pending		
Action:	Referral Review		
Attachments:	Staff Report		

Project Name:	Hound Lane Restaurant	SCTM#:	1000-12-1-7.1
Location:	301 Hound Lane, Fishers Island		
Description:	This site plan is for the proposed conversion of an existing 2,815 sq. ft. building into a restaurant on the first floor, the construction of a 2,329 sq. ft. second story addition for two apartments (ZBA file #7237), twenty-six parking spaces and an existing 280 sq. ft. accessory building to remain for dry storage all on .46 acres in the B Zoning District. The property is located at 301 Hound Lane, Fishers Island.		
Status:	New Application		
Action:	Completeness		
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 the 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 46.17-acre parcel in the Hamlet Density (HD) Zoning District.		
Status:	Approved with Conditions		
Action:	Final Inspection for 12 Residential Units		
Attachments:	Staff Report		

Project name:	Harold R. Reeve & Sons, Inc.	SCTM#:	1000-140-1-6
Location:	1605 Wickham Avenue, Mattituck		
Description:	This proposal is for a standard subdivision of a 5.1 acre split-zoned parcel into 4 lots where Lots 1-3 equal 1 acre each in the R-40 Zoning District and Lot 4 equals 1.8 acres located in both the R-40 and B Zoning Districts. This proposal includes a Change of Zone Application where the zoning on Lot 4 is proposed to change from the R-40 and B Zoning Districts to the LB Zoning District.		
Status:	Conditional Sketch Approval		
Action:	Preliminary Plat Extension Request		
Attachments:	Staff Report		

Discussion:

- ❖ Draft Monthly Report for February