This meeting is public; however it does not constitute a public hearing. Testimony from the public may not be solicited nor received. The Planning Board may add or remove applications from the Agenda upon its discretion, without further notice. Applications may not be heard in the order they appear on this agenda.

This work session will be held virtually via the Zoom online platform. Pursuant to Executive Order 202.1 of New York Governor Andrew Cuomo in-person access by the public will not be permitted.

Options for public attendance:

- To join via computer:
  - [Click Here]
  - Or
  - Online at the website zoom.us, click “Join a Meeting” and enter the
  
  Meeting ID: 926 3265 5310
  Password: 206026

- Join by telephone:
  - Call 1(646)558-8656
  - Enter Meeting ID and password when prompted (same as above)
<table>
<thead>
<tr>
<th>Project Name</th>
<th>Location</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peconic Landing Wellness Center</td>
<td>1500 Brecknock Road, Greenport</td>
<td>This amended site plan is for the proposed construction of a 1,138 sq. ft. addition to the existing Wellness Center and a reconfiguration of the parking lot in front of the subject addition and the entrance to the existing Community Center, all part of an existing continuing care retirement community on 144 acres in the Hamlet Density Zoning District.</td>
</tr>
<tr>
<td>Croteaux Farm Vineyard &amp; Winery</td>
<td>1450 South Harbor Road, Southold</td>
<td>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.</td>
</tr>
<tr>
<td>Southold Indian Museum</td>
<td>1080 Main Bayview Road, Southold</td>
<td>This site plan is for the proposed construction of fourteen (14) parking stalls and the addition of an ADA compliant lift with new front entry to an existing museum on 1.12 acres in the R-80 Zoning District.</td>
</tr>
<tr>
<td>Robert Schreiber Minor Subdivision</td>
<td>Oregon Rd, Cutchogue (Current SCTM#s 1000-95-1-4, 1-5-4-4 &amp; 82-2-1, 2)</td>
<td>This approved minor subdivision is for 4 lots on 47.4 acres on the north side of Oregon Road, west of Alvah’s Lane in Mattituck in the R-80 Zoning District. Development Rights on 32.27 acres have been sold to the Town of Southold.</td>
</tr>
</tbody>
</table>
Discussion:

- ZBA Request for Comments: Mattituck 2012 LLC (East End Tick), 36230 NYS Route 25, Cutchogue, NY SCTM#1000-97-3-2 (Introduction)

- Southold Gas Station: Request for Support from Applicant for a ZBA Approval Extension, 45450 County Road 48, Southold, NY SCTM#1000-55-5-2.2