

**WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, September 9, 2019
4:00 p.m.
Southold Town Meeting Hall**

**3:30 p.m. Executive Session – Advice from Town Attorney
4:00 p.m. Applications**

Project Name:	East End Tick & Mosquito Pest Control	SCTM#:	1000-97-3-2
Location:	36570 Route 25, ±420' s/w/o of Skunk Lane & Main Road, Cutchogue		
Description:	This site plan is for the proposed conversion of an existing building to a single family dwelling with an attached business office with six (6) parking stalls on 0.25 acres in the Limited Business (LB) Zoning District.		
Status:	Approved		
Action:	Extension Request		
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.		
Status:	Pending		
Action:	Referral Review		
Attachments:	Staff Report		

Project Name:	North Fork SurgiCenter	SCTM#:	1000-63-3-2
Location:	700 Boisseau Avenue, Southold		
Description:	This proposed Site Plan is for the conversion of an existing 1-story building (formerly SCWA office), where the 1st floor, 3,231 sq. ft., will be for a professional medical office and the basement, 2,333 sq. ft., will be for accessory storage and 16 parking spaces on 1.15 acres in the Light Industrial (LI) Zoning District.		
Status:	Approved		
Action:	Review Comments from Final Site Inspection for CO		
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 Units 3 & 4 and Pickle Ball Court Discussion		
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:	Extension Request		
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
Location:	21505 Rt. 25, 21070 Rt. 25, 26975 Rt. 25, 7685 Narrow River Rd., 8070 Narrow River Rd., Orient		
Description:	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.		
Status:	Pending		
Action:	FEIS Discussion		
Attachments:	None		

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:	Preliminary Plat Approval		
Action:	Final Plat Completeness		
Attachments:	Staff Report		

Discussion:

- ❖ Draft Monthly Report for August
- ❖ ZBA Request for Comments: James & Diane Baker, 1143 Peninsula Road, Fishers Island, SCTM#1000-10-5-10 & 12.3. (Hearing Date: October 10, 2019)
- ❖ Town Board Request for Comments: Local Law in Relation to an Amendment to Chapter 280 Zoning in connection with Accessory Apartments in the Town of Southold. (Town Board Hearing Date: September 10, 2019)
- ❖ Town Board Request for Comments: Local Law in Relation to an Amendment to Chapter 280 Zoning in connection with Affordable Housing District. (Town Board Hearing Date: September 24, 2019)