

**WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, February 10, 2020
4:00 p.m.
Southold Town Meeting Hall**

3:00 p.m. Executive Session – (Discuss litigation: Elite Towers cell tower in Laurel)

4:00 p.m. Applications

Project Name:	Cell Tower at Laurel Stone	SCTM#:	1000-122-6-35.4
Location:	7055 Route 25, Mattituck		
Description:	This proposed Site Plan is for a 120' tall wireless communication facility (cell tower) for one Verizon section 110' -120' a.g.l. and two AT&T antenna sections 90' - 110' a.g.l. and three (3) empty 10' sections for possible future co-location (all concealed within the pole), along with a 2,500 sq. ft. area for proposed associated ground equipment. There are ±5,078 sq. ft. of existing buildings including a stone supply yard and associated accessory structures, all on 1.6 acres in the General Business Zoning District.		
Status:	Pending		
Action:	Review process for settlement		

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:	Peter Harbes Open Development Area – Lot Creation	SCTM#:	1000-120-3-11.11
Location:	5645 Aldrich Lane, Laurel		
Description:	This proposed conservation subdivision is to subdivide a 22.1659-acre parcel into 4 lots, one of which the Town of Southold purchased the Development Rights over 18 acres for farmland preservation.		
Status:	Pending		
Action:	Request to Reactivate Application to Create the Lots		
Attachments:	Staff Report		

Project Name:	Gonzalez Standard Subdivision	SCTM#:	1000-27-1-9
Location:	2050 Platt Road, approximately 1,823' south of NYS Route 25, Orient		
Description:	This proposal is for the standard subdivision of a 4.29-acre parcel into two lots, where Lot 1 is 2.07 acres and Lot 2 is 2.22 acres in the R-80 Zoning District. This parcel is located on Platt Road, +/- 1,830' south of S.R. 25.		
Status:	Conditional Final Plat Approval		
Action:	Approval Extension		
Attachments:	Staff Report		

Project Name:	Strong's Storage Buildings	SCTM#:	1000-106-6-13.4
Location:	3430 Mill Road, Mattituck		
Description:	This site plan is for the proposed construction of two (2) buildings for boat storage, one at 52,500 sq. ft. and the other at 49,000 sq. ft., located on 32.6 acres in the Mill and R-80 Zoning Districts where there are 69,245 sq. ft. of existing boatyard buildings.		
Status:	Pending		
Action:	Update		
Attachments:	Staff Report		

Project Name:	Eastern Long Island Kampground Amended	SCTM#:	1000-40-3-5
Location:	64500 CR 48, Greenport		
Description:	This amended site plan is for the proposed construction of 20 seasonal cabins at 450 sq. ft. each and a 600 sq. ft. pavilion as part of an existing campground on 23.32 acres in the RR Zoning District, Greenport.		
Status:	New Application		
Action:	Completeness		
Attachments:	Staff Report		

Project Name:	Zupa & Paradise Point HOA Resubdivision	SCTM#:	1000-81-1-16.7 & 1000-81-3-29
Location:	580 Basin Road, Southold		
Description:	This resubdivision proposes to transfer 5,240 sq. ft. from SCTM#1000-81.-1-16.7, the residential parcel, to SCTM#1000-81.-3-29, the road parcel, in order to provide one contiguous common access to the docks owned by the Paradise Point Association. As a result of this resubdivision, SCTM#1000-81.-1-16.7 will decrease from 75,533 sq. ft. to 70,293 sq. ft., and SCTM#1000-81.-3-29 will increase from 20,512 sq. ft. to 25,752 sq. ft. The Zoning Board of Appeals approved the undersized lot area in variance File: 7186. This parcel is located at 580 Basin Road, +/- 500 ft west of Paradise Point Road, in the R-80 Zoning District, Southold.		
Status:	Pending		
Action:	Completeness		
Attachments:	Staff Report		

Project Name:	Baker & Baker Resubdivision	SCTM#:	1000-10-5-10 &12.3
Location:	1143 Peninsula Road, Fishers Island		
Description:	This resubdivision proposes to reconfigure the location and direction of the lot line separating SCTM#1000-10.-5-10 & 12.3, including a transfer of 5 sq. ft. from SCTM#1000-10.-5-10 to SCTM#1000-10.-5-12.3, in the R-120 Zoning District. As a result of this resubdivision, Lot 10 will total 127,942 sq. ft. and Lot 12.3 will total 64,360 sq. ft. which is undersized in the R-120 Zoning District.		
Status:	Pending		
Action:	Review for Determination		
Attachments:	Staff Report		

Discussion:

- ❖ Draft 2019 Year End and 2020 Goals
- ❖ Draft Monthly Report for January 2020
- ❖ 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