PLANNING BOARD OFFICE  
TOWN OF SOUTHOLD  

WORK SESSION AGENDA  
Monday, April 25, 2022  
4:00 p.m.

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.

Options for public attendance:

♦ In person:
  Location: Southold Town Hall, 53095 NYS Route 25, Southold.

or

♦ To join via computer:
  Click Here

or

Online at the website zoom.us  
Click “Join a Meeting”

Meeting ID: 868 4363 6947  
Password: 956503

♦ 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>Description</th>
<th>Location</th>
<th>Status</th>
<th>Action</th>
<th>Attachments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strong's Storage Buildings</td>
<td>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 MI1 and R-80 Zoning Districts where there is 69,245 sq. ft. of existing boatyard buildings.</td>
<td>3430 Mill Road, Mattituck</td>
<td>Pending</td>
<td>Draft Environmental Impact Statement Adequacy Review</td>
<td>Staff Report</td>
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<td>Cooper Standard Subdivision</td>
<td>This proposal is for a Standard Subdivision of a 25.86 acre parcel into three lots, where Lot 1 is 9.47 acres, Lot 2 is 8.28 acres, and Lot 3 is 8.11 acres.</td>
<td>2200 Breakwater Road, Mattituck</td>
<td>Pending</td>
<td>Review for Sketch Plat Application Completeness</td>
<td>Staff Report</td>
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<tr>
<td>Little White House &amp; Vines on Mill Resubdivision</td>
<td>This resubdivision proposes to transfer 44,605 sq. ft. of &quot;rights-intact&quot; land from SCTM#1000-115-2-2.3 to SCTM#1000-115-2-2.4. Lot 2.3, the house lot, will decrease in size from 84,942 sq. ft. to 40,000 sq. ft. and will become non-conforming, and Lot 2.4, together with lot 3.2, will increase in size to 50.88 acres. A variance from the Zoning Board of Appeals for Lot 2.3 is required.</td>
<td>16505, 16655, 16555 Route 25, Mattituck</td>
<td>New Application</td>
<td>Review for Application Completeness</td>
<td>Staff Report</td>
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<td>First Universalist Church</td>
<td>This proposed Site Plan is for the construction of a one story 6,816 sq. ft. place of worship and 32 parking stalls. There is an existing parish house and single family dwelling to remain, all on 1.2 acres in the Residential Office (RO) Zoning District.</td>
<td>51970 Route 25, Southold</td>
<td>Pending</td>
<td>Review Revised Site Plan</td>
<td>Staff Report</td>
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<td><strong>15105 Oregon Road Standard</strong></td>
<td>15105 Oregon Road, Cutchogue</td>
<td>This standard subdivision proposes to subdivide a 5.18-acre parcel into two lots where Lot 1 equals 2.60 acres and Lot 2 equals 3.24 acres and is improved with a single-family residence in the Agricultural Conservation and Residential 80 zoning districts.</td>
<td>Pending</td>
<td>Review Vine Planting</td>
<td>Email</td>
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<td><strong>Subdivision</strong></td>
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<td><strong>14695 Main Road Parking Lot Expansion Amended</strong></td>
<td>14695 Route 25, Mattituck</td>
<td>This site plan is an amendment to the approved site plan for an existing dentist office to expand the parking lot. The property is located at 14695 NYS Route 25, Mattituck.</td>
<td>Pending</td>
<td>Review Revised Site Plan</td>
<td>Staff Report</td>
</tr>
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<td><strong>Smyth Standard Subdivision</strong></td>
<td>29330 Route 25, Cutchogue</td>
<td>This standard subdivision proposes to subdivide a 3.68 acre improved parcel into 3 lots; where lot 1 equals 1.01 acres, lot 2 equals 1.46 acres and lot 3 equals 1.21 acres in the R-40 zoning district.</td>
<td>New Application</td>
<td>Review for Completeness</td>
<td>Staff Report</td>
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<td><strong>Peconic Landing Wellness Center</strong></td>
<td>1205 Route 25, Southold</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>
<td>Approved</td>
<td>Request for certificate of occupancy</td>
<td>Staff Report</td>
</tr>
</tbody>
</table>
Project Name: **Peconic Onwego Standard Subdivision**   SCTM#: 1000-74-4-14.3
Location: 32900 CR 48, Peconic
Description: This Standard Subdivision proposes to subdivide a 3.65 acre parcel into 2 lots. Lot 1 equals 2.73 acres and Lot 2 equals 0.92 acres in the Limited Business and Residential Office zoning districts.
Status: Pending
Action: Review Preliminary Plat Application Completeness
Attachments: Staff Report

**Discussion:**

- Wildberry Fields Subdivision Buffer Replanting Plan Review
- Town Board Requests for Planning Board Comments
  - A Local Law in relation to Amendments to Chapter 280, to address maximum size of single family homes – Draft Comments
- ZBA Memo: Proposed Annual ZBA and Planning Board Training – Final Draft