

OFFICE LOCATION:
Town Hall Annex
54375 State Route 25
(cor. Main Rd. & Youngs Ave.)
Southold, NY



MAILING ADDRESS:
P.O. Box 1179
Southold, NY 11971
Telephone: 631 765-1938
www.southoldtownny.gov

PLANNING BOARD OFFICE
TOWN OF SOUTHOLD

WORK SESSION AGENDA
Monday, May 3, 2021
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.

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: **939 7949 8897**

Password: **585675**

- Join by telephone:
Call 1(646)558-8656
Enter Meeting ID and password when prompted (same as above)

Project Name:	Captain Red's Marine Sales	SCTM#:	1000-122-6-12
Location:	9605 Route 25, Mattituck		
Description:	This Site Plan is for the proposed construction of a 3,680 sq. ft. metal building (ZBA file #7014) for storage (no basement) where there exists a 1 –story 1,168 sq. ft. office building for boat sales, storage, parking and display with 8 parking stalls on a General Business (B) and R-40 split zoned parcel totaling 1.6 acres.		
Status:	Approved		
Action:	Extension Request		
Attachments:	Staff Report		

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:	Premium Wine Group Amended 3	SCTM#:	1000-121-6-1
Location:	35 Cox Neck Road, Cutchogue		
Description:	This amended site plan is for the construction of a 1,860 sq. ft. building for office and storage to will connect two existing buildings on site; and, the construction of a 4,402 sq. ft. detached accessory storage building with loading dock and the construction of twelve land banked parking stalls where there exists two buildings totaling 20,585 sq. ft. on a 3.563-acre parcel in the LB Zone.		
Status:	New Application		
Action:	Review for Completeness		
Attachments:	Staff Report		

Project Name:	Pederson Standard Subdivision	SCTM#:	1000-21-3-15
Location:	670 Circle Drive, East Marion		
Description:	This proposal is for the Standard Subdivision of a 9.2-acre parcel into 3 lots, where Lot 1 is 5.1 acres, Lot 2 is 2.3 acres, and Lot 3 is 1.8 acres, in the R-40 Zoning District.		
Status:	Conditional Preliminary Plat Approval		
Action:	Final Plat Application Completeness		
Attachments:	Staff Report		

Project Name:	Olde Colonial Place Retail	SCTM#:	1000-140-2-21
Location:	615 Pike Street, Mattituck		
Description:	This Site Plan is for the proposed construction of a 4,500 sq. ft. building to consist of four (4) retail units with full basement for storage and twenty-four parking stalls on 0.5 acres in the HB Zoning District.		
Status:	Pending		
Action:	Referral Review Continued		
Attachments:	Staff Report		

Project name:	Koehler Standard Subdivision	SCTM#:	1000-115-10-1
Location:	4180 New Suffolk Avenue, on the southeast corner of Marratooka Road and New Suffolk Avenue, Mattituck		
Description:	This proposal is a Clustered Standard Subdivision of a 14.9 acre parcel into seven lots where Lot 1 equals 0.8 acres; Lot 2 equals 0.9 acres; Lot 3 equals 1.11 acres; Lot 4 equals 0.71 acres; Lot 5 equals 0.66 acres; Lot 6 equals 0.7 acres; Lot 7 equals 9.5 acres inclusive of 8.72 acres of Open Space, located in the R-80 Zoning District. This property includes a proposed road totaling 0.54 acres.		
Status:	Conditional Preliminary Plat Approval		
Action:	Extend timeframe for a decision on Final Plat Review Outstanding Preliminary Plat Conditions Review Conditions for Final Plat Determination		
Attachments:	Staff Report		

Discussion:

- ❖ Draft Monthly Report for April
- ❖ Request for Building Envelope change, SCTM#1000-6-3-8.3 & 1000-6-4-7.2, Central Avenue, Fishers Island
- ❖ Town Board request for comments on Chapter 280 Zoning Amendments:
 - Accessory Recreation Uses (hearing set for May 18)