

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, July 6, 2020
 4:30 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: 993 7798 4644
 Password: 360122

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

Project Name:	Hard Corner Southold Mixed Use	SCTM#:	1000- 61.-4-1
Location:	53530 Route 25, Southold		
Description:	This site plan is for the proposed mixed use construction of a 2-story 4,983 sq. ft. building fronting NYS Route 25 with retail on the first floor and three (3) Affordable Housing apartments on the second floor and 25 parking stalls; and four (4) 1,597 sq. ft. residential rental units (reserved for 55 and older) along Wells Avenue, all on 2.28 acres in the Hamlet Business (HB) Zoning District.		
Status:	New Application		
Action:	Review for Completeness		
Attachments:	Staff Report		

Project Name:	Aldrich Lane Farm Labor Camp	SCTM#:	1000-120.-3-11.13 & 11.14
Location:	5645 Aldrich Lane, Mattituck		
Description:	This amended agricultural site plan is for a proposed 1,600 sq. ft. interior second floor conversion of an existing storage area to a 10 person capacity Farm Labor camp within an existing 2-story 10,000 sq. ft. building for agricultural storage and office, no basement, located within a 5.0 acre reserve area (SCTM1000-120.-3-11.13) with existing accessory farm buildings attached to ±34.5 acres of farmland (SCTM1000-120.-3-11.14) with Development Rights held by Southold Town in the AC Zoning District.		
Status:	New Application		
Action:	Review for Completeness		
Attachments:	Staff Report		

Project Name:	Peconic Landing Duplex Conversions (5)	SCTM#:	1000-35-1-25
Location:	1205 Route 25, Greenport		
Description:	This amended site plan is for the proposed conversion of five (5) existing 1-story single family dwellings (units #19, 20, 60, 68, 74) to two family dwellings with no expansion of living area and no basement, 4 parking stalls on a Hamlet Density (HD) and R-80 split zoned parcel totaling 143 acres.		
Status:	Pending		
Action:	Referral Review		
Attachments:	Staff Report		

Project name:	Liebert Standard Subdivision	SCTM#:	1000-54-3-14.8
Location:	On the east side of Hortons Lane, +/- 100' southeast of Jennings Road, Southold		
Description:	This proposal is for the standard subdivision of a 2.43-acre vacant lot into two lots, where Lot 1 equals 54,134 sq. ft. and Lot 2 equals 54,134 sq. ft. in the R-40 Zoning District. This parcel is located +/- 100' southeast of the intersection of Jennings Road and Hortons Lane, in Southold.		
Status:	Conditional Preliminary Plat Approval		
Action:	Review for Extension		
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:	Review for Extension		
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:	Review		
Attachments:	Staff Report		

Project Name:	Bing Conservation Subdivision	SCTM#:	1000-95.-1-7.2 & 8.3
Location:	6795 & 7755 Oregon Road, Cutchogue		
Description:	This proposal is for a 75/75 split clustered Conservation Subdivision of 84.72 acres, currently existing as two adjacent parcels, SCTM#1000-95-1-8.3 (54.24 acres) and SCTM#1000-95-1-7.2 (30.49 acres), into 8 residential lots ranging in size from 1.86 to 4.38 acres, a right of way of 2.48 acres, and 2 agricultural lots totaling 60.38 acres from which development rights are proposed to be sold to Suffolk County, in the AC and R-80 Zoning Districts.		
Status:	Conditional Final Approval		
Action:	Reissue Conditional Final Plat Determination		
Attachments:	Staff Report		

Project name:	Harold R. Reeve & Sons, Inc.	SCTM#:	1000-140-1-6
Location:	1605 Wickham Avenue, Mattituck		
Description:	This proposal is for a Standard Subdivision of a 5.1 acre split-zoned parcel into 4 lots where Lots 1-3 equal 1 acre each in the R-40 Zoning District and Lot 4 equals 1.8 acres located in both the R-40 and LB Zoning Districts.		
Status:	Conditional Preliminary Plat Approval		
Action:	Extension of Time to Render Final Plat Determination		
Attachments:	Staff Report		

Discussion:

- ❖ Site Plan Use Determination: Grange Rouge Artist Workshop, 56995 Main Road, Southold, SCTM#1000-63-3-18.1
- ❖ Update and Next Steps on the Status of the Comprehensive Plan and the Related Grant
- ❖ SEQRA Training with Planning Staff