

**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

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**WORK SESSION AGENDA**

Monday, July 12, 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.

Options for public attendance:

◆ In person:

Location: Southold Town Hall, Main Road, Southold.

or

◆ To join via computer:

[Click Here](#)

or

Online at the website **zoom.us**

Click "Join a Meeting"

Meeting ID: **951 5071 9420**

Password: **779906**

◆ Join by telephone:

Call 1(646)558-8656

Enter Meeting ID and password when prompted (same as above)

Project Name:	<b>Wickham Road Offices</b>	SCTM#:	1000-114-11-15
Location:	12800 Route 25, Mattituck		
Description:	This site plan is for the proposed conversion of an existing 770 sq. ft. accessory apartment to a principle office structure, no footprint expansion or basement, with four (4) parking stalls on 0.23 acres in the Hamlet Business Zoning District.		
Status:	Pending		
Action:	Review for Determination		
Attachments:	Staff Report		

Project Name:	<b>Indian Neck Farm Amended</b>	SCTM#:	1000-97.-9-12 & 10.4 1000-98-1-2.1 & 27.1
Location:	3595 Skunk Lane and 4170 Indian Neck Lane, Peconic		
Description:	This amended agricultural site plan application is for the proposed construction of two curb cuts for access to Skunk Lane and the closure of an existing curb cut to Indian Neck Lane, for an existing farm comprising of four parcels totaling +132 acres with over 20,000 sq. ft. of existing buildings in the AC Zoning District.		
Status:	Pending		
Action:	Review for Determination		
Attachments:	Staff Report		

Project Name:	<b>Bing Conservation Subdivision</b>	SCTM#:	1000-95.-1-7.2 1000-95-1-8.3
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:	Request for Extension		
Attachments:	Staff Report		

Project Name:	<b>Orient Point Conservation Subdivision (Pappas)</b>	SCTM#:	1000-14-2-29.2, 29.3, 29.4, 1000-19-2-2, 3, 12.2
Location:	32357 Old Main Street, Orient		
Description:	This proposal is for a 75/75 clustered Conservation Subdivision of 36.14 acres, currently comprised of six parcels, into 5 residential lots ranging in size from 1.6 to 1.9 acres, and one agricultural parcel with a 0.9 acre development area and with 25.68 acres of farmland from which development rights are proposed to be sold to the Town of Southold, in the R-80 and R-40 zoning districts.		
Status:	Conditional Sketch Approval		
Action:	Review Orient Fire District Recommendations		
Attachments:	Fire District Letter & Schematic		

Project name:	<b>Colton Acres Standard Subdivision</b>	SCTM#:	1000-38.-1.-1.8
Location:	+/- 275' west of Gillette Drive, East Marion		
Description:	This standard subdivision proposes to subdivide 4.24 acres into three 1.2-acre lots in the R-40 Zoning District. This parcel is located +/- 275' west of Gillette Drive in East Marion.		
Status:	Conditional Final Plat Approval		
Action:	Review for Determination		
Attachments:	Staff Report		

**Discussion:**

- ❖ Site Plan Use Determinations (SPUD):
  - Water Dynamics Corp., 46950 CR 48, Southold, SCTM#1000-55-5-11
  - 11900 Oregon Road LLC, 11900 Oregon Road, Cutchogue, SCTM#1000-83-3-5.3
  
- ❖ ZBA Request for Comments: Hard Corner Partners LLC, 53530 Main Road, Southold, SCTM#1000-61-4-1
  
- ❖ Planning Board Monthly Report DRAFT: June 2021