

**WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, January 11, 2010
4:00 p.m.**

4:00 p.m. Review Public Meeting Agenda

4:15 p.m. Site Plans

Site Plans

Project name:	Shinn Vineyards	SCTM#:	1000-100-4-3.1
Location:	s/s/o Oregon Road, 1,162.35' e/o Mill Lane, in Mattituck		
Description:	Proposed site plan for the as-built construction of four (4) buildings including a 1,646 sq. ft. wine making and wine tasting building with 336.3 sq. ft. of deck, a 2,730 sq. ft. wine storage barn, an 884.1 sq. ft. accessory storage building and a 206.1 sq. ft. frame shed on a 979,664 sq. ft. (22.49 acres) parcel whereas, the development area is 53,078 sq. ft. (1.21 acres) in the Agricultural Conservation District .		
Status:	Site Plan Review		
Action:	Review applicant's submission.		
Attachments:	Staff Report		

Project name:	T-Mobile Northeast	SCTM#:	1000-102-1-17.1
Location:	The Presbyterian Church or Society of Cutchogue, 27245 Main Road		
Description:	This application is for a Special Exception & Site Plan approval for a new wireless communication facility where the antennas are to be mounted within an existing church steeple, and the base station equipment is to be located outside the building in a screened enclosure. As part of the application, the applicant proposes to remove and replace a portion of an existing church steeple to match the existing church building on a 0.91-acre site located in the R-40 Zoning District.		
Status:	New Site Plan		
Action:	Review estimate for technical consultant (SEQRA) review.		
Attachments:	Letter from Nelson Pope & Voorhis		

Subdivisions

Project name:	Forestbrook at Bayview Conservation Subdivision	SCTM#:	1000-79-2-7
Location:	n/o North Bayview Road, 180 feet w/o Jacobs Lane, in Southold		
Description:	7-lot conservation subdivision.		
Status:	Final Approval		
Action:	Discuss fire-well maintenance issues.		
Attachments:	Overview re: well maintenance duties/liabilities – propose homeowners amend Road and Maintenance Agreement reflecting homeowners to incur cost of well maintenance.		

Subdivisions (Continued)

Project name:	Guadagno, Patrick	SCTM#:	1000-27-1-2
Location:	on the north side of Orchard Street, approximately 1008' west of Platt Road, in Orient		
Description:	Standard subdivision of a 10-acre parcel into two lots where Lot 1 is 1.5 acres and Lot 2 is 8.5 acres, inclusive of a 1.5-acre building envelope and 6 acres of subdivision open space.		
Status:	Conditional Sketch Approval		
Action:	Discuss driveway width for back house on larger lot.		
Attachments:	Staff Report/Town Engineer Report		

Discussion:

- 1. Accessory Apartment Code Amendments, Planning comments to Town Board (finalize the draft comments)**