

# TOWN OF SOUTHAMPTON

Department of Land Management  
Town Conservation Board  
116 HAMPTON ROAD  
SOUTHAMPTON, NY 11968



HARRY S. LUDLOW  
CHAIRPERSON

Phone: (631) 287-5710  
Fax: (631) 287-5706

JAY SCHNEIDERMAN  
TOWN SUPERVISOR

*Harry S. Ludlow, Chairman*

*George J Heine, Vice- Chairman  
Jeremiah P. Collins  
Anne Hickey Algieri*

*Thomas Rickenbach, Secretary*

*Terrence Flanagan*

## Meeting Minutes of January 13, 2016

BOARD MEMBERS PRESENT: Harry S. Ludlow, Chairman  
George J. Heine, Vice-Chairman  
Terrence Flanagan  
Thomas Rickenbach  
Jeremiah Collins  
Anne Hickey Algieri

ALSO PRESENT: Martin E. Shea, Chief Environmental Analyst  
Kathleen Murray, Deputy Town Attorney  
Dolores Miner, Secretary  
Shawn Barron, Barron Environmental  
Diane Herold, Architect  
Susanna Herrmann, En Consultants  
Larry Penny, Neighbor

*The meeting was called to order at approximately 7:05 PM by Chairman Ludlow.*

### Approval of Minutes:

*A motion was made by Mr. Rickenbach, and seconded by Mr. Collins to approve the minutes of December 16, 2015. The motion was approved by a 5-0 vote. Mr. Heine was absent.*

### Advisory Reports

#### Planning Board:

*230 E. Montauk Hwy., LLC, Site Plan 230 E. Montauk Highway, Hampton Bays 900-228-2-8  
Mr. Shea presented. A motion was made by Mr. Collins, and seconded by Ms. Algieri to send comments to the Planning Board. The motion was approved by a 5-0 vote. Mr. Heine was absent.*

*392 Mill Road, LLC., Subdivision- Pre-App. 392 Mill Road, Westhampton 900-357-3-51.1  
Mr. Shea presented. A motion was made by Mr. Collins, and seconded by Ms. Algieri to send comments to the Planning Board. The motion was approved by a 5-0 vote. Mr. Heine was absent.*

*Brandolini Properties, Subdivision-Pre-App. 108 and 110 Newtown Rd., Hampton Bays 900-186-2-36.4 & 36.5  
Mr. Shea presented. A motion was made by Mr. Flanagan, and seconded by Mr. Collins to send comments to the Planning Board. The motion was approved by a 5-0 vote. Mr. Heine was absent.*

### Administrative Wetland Permits

WATP150004	46 Sunset LLC
WAP140023	Francis Heffron
WAP140035	Ballyshear LLC
WAP140036	Ballyshear LLC
WAP140037	Ballyshear LLC
WAP140049	Ballyshear LLC
WAP140055	Ballyshear LLC
WAP140056	Ballyshear LLC

WAP150049	Agnes Wanielista
WAP150080	Graham & Barr
WAP150084	Mil-Mont Corp.
WAP150091	Lisa Candido
WAP150093	Jacqueline Monette
WAP150094	Kenneth Carmel
WAP150103	Keith Brown
WAP150104	Ekstrom & Mattei

#### Resolution to Issue Wetland Permits

CB1500051 Steinberg, Michael & Joan 303 Newlight Lane, Bridgehampton 900-103-2-13  
*Applicant requests postponement of decision. A motion was made by Mr. Flanagan, and seconded by Mr. Rickenbach to postpone decision. The motion was approved by a 5-0 vote. Mr. Heine was absent.*

CB1500072 Anthony F. Panza 2015 Qualified Trust 51 Oak Grove Road, North Sea 900-31-1-9.1  
*A motion was made by Mr. Flanagan, and seconded by Mr. Collins to issue a wetland permit. The motion was approved by a 5-0 vote. Mr. Heine was absent.*

CB1500077 Close, Leslie 820 Mecox Road, Bridgehampton 900-116-2-4.5  
*A motion was made by Mr. Flanagan, and seconded by Mr. Collins to issue a wetland permit. The motion was approved by a 5-0 vote. Mr. Heine was absent.*

CB1500088 443 Sagaponack LLC 443 Sagaponack Rd., Village of Sagaponack 908-3-2-2  
*A motion was made by Mr. Flanagan, and seconded by Mr. Collins to issue a wetland permit. The motion was approved by a 5-0 vote. Mr. Heine was absent.*

#### Conservation Management Plan

Gary Yablon and Karen Schlesinger 11 Water Mill Heights, Water Mill 900-64-3-6.4  
*Mr. Shea presented an advisory report. Such report recommended that the public hearing requirement be waived and that the Conservation and Management plan be approved. A motion was made by Mr. Rickenbach, and seconded by Mr. Flanagan to waive the public hearing requirement and approve the Conservation and Management Plan. The motion was approved by a 5-0 vote. Mr. Heine was absent.*

#### Preliminary Review – SEORA Determination

CB1500079 Carney, Joseph and Maria 9 Apaucuck Point Lane, Westhampton 900-382-2-30.7  
*Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as a Type II action. Such report recommended that the public hearing requirement be waived. A motion was made by Mr. Flanagan, and seconded by Mr. Collins to waive the public hearing. The motion was approved by a 5-0 vote. Mr. Heine was absent.*

CB1500080 Deeg, Jeffrey and Lynn 49 Noyack Harbor Road, Noyac 900-4-1-67  
*Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as a Type II action. Such report recommended that the public hearing requirement be waived. A motion was made by Mr. Flanagan, and seconded by Collins to waive the public hearing. The motion was approved by a 5-0 vote. Mr. Heine was absent.*

CB1500087 Angela's Feast LLC 37 Bay View Road, Noyac 900-19-1-1  
*Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as a Type II action. Such report recommended that a public hearing be held. A motion was made by Mr. Flanagan, and seconded by Mr. Rickenbach to schedule a public hearing for February 10, 2016. The motion was approved by a 6-0 vote.*

CB1500090 Scriven-Campenella, Martha 26 Far Pond Road, Shinnecock Hills 900-272-1-44  
*Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as a Type II action. Such report recommended that the public hearing requirement be waived. A motion was made by Mr. Collins, and seconded by Mr. Rickenbach to waive the public hearing. The motion was approved by a 6-0 vote.*

**CB1500092**     **Ulrich, Barry and Ulrich, Joanne**     **31 Cedar Point Lane, Noyac**     **900-4-1-16**  
*Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as a Type II action. Such report recommended that the public hearing requirement be waived. A motion was made by Mr. Flanagan, and seconded by Mr. Collins to waive the public hearing. The motion was approved by a 6-0 vote.*

**CB1500095**     **Riccio, Anthony and Mulligan, William**     **24 Far Pond Road, Shinnecock Hills**     **900-272-1-45**  
*Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as a Type II action. Such report recommended that the public hearing requirement be waived. A motion was made by Mr. Flanagan, and seconded by Mr. Rickenbach to waive the public hearing. The motion was approved by a 6-0 vote.*

**A00160013**     **William G. Martens III, Deborah J. Martens,**  
**Sarah Martens Miner, As Tenants in Common**     **7 Peconic Avenue, Noyac**     **900-3-1-31.1**  
*Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as a Type II action. Such report recommended that the public hearing requirement be waived. A motion was made by Mr. Flanagan, and seconded by Mr. Collins to waive the public hearing. The motion was approved by a 6-0 vote.*

#### **Resolution of Conditional Approval**

**A00160013**     **William G. Martens III, Deborah J. Martens,**  
**Sarah Martens Miner, As Tenants in Common**     **7 Peconic Avenue, Noyac**     **900-3-1-31.1**  
*A motion was made by Mr. Flanagan, and seconded by Mr. Collins to waive the public hearing. The motion was approved by a 6-0 vote.*

#### **Public Hearings**

**CB1500073**     **Dolores E. Forrest Revocable Trust**     **5 Bayberry Cove Ln, Shinnecock Hills**     **900-272-1-39.1**  
*The applicant requests adjournment to March 9, 2016. A motion was made by Mr. Rickenbach, and seconded by Mr. Heine to adjourn the public hearing to March 9, 2016. The motion was approved by a 6-0 vote.*

**CB1500083**     **Taylor, Sandra B.**     **76 Hildreth Avenue, Bridgehampton**     **900-88-2-60.3**  
*Mr. Barron, the applicant's agent, presented the application. A motion was made by Mr. Heine, and seconded by Mr. Flanagan to close the public hearing. The motion was approved by a 6-0 vote.*  
*A separate audio recording is available for the hearing.*

**CB1500010**     **Santos, Jeffrey R. & Rose**     **1 Widgeon Lane, East Quogue**     **900-362-1-41**  
*Ms. Diane Herold, the applicant's architect, presented the application. Mr. Shea spoke on behalf of the Town Environment Division. A motion was made by Mr. Rickenbach, and seconded by Mr. Collins to close the public hearing. The motion was approved by a 6-0 vote.*  
*A separate audio recording is available for the hearing.*

**CB1500057**     **55 Ambleside, LLC.**     **55 Ambleside Lane, Bridgehampton**     **900-134-2-16.4**  
*The applicant requests adjournment to January 27, 2016. A motion was made by Mr. Heine, and seconded by Mr. Collins to adjourn the public hearing to January 27, 2016. The motion was approved by a 6-0 vote.*

**CB1500069**     **Goldberg, Adin & Rachel**     **75 Crescent Street, Noyac**     **900-17-1-14**  
*Ms. Susanna Herrmann, the applicant's agent, presented the application. Mr. Shea spoke on behalf of the Town Environment Division. A motion was made by Mr. Flanagan, and seconded by Mr. Rickenbach to close the public hearing. The motion was approved by a 6-0 vote.*  
*A separate audio recording is available for the hearing.*

#### **Resolution to Issue Modification**

**CB1400035**     **River Rock Structured Capital LLC**     **186 Crescent Avenue, Water Mill**     **900-115-1-8**  
*The applicant requests postponement of decision until February 24, 2016. A motion was made by Mr. Collins, and seconded by Mr. Heine to postpone decision until February 24, 2016. The motion was approved by a 6-0 vote.*

**HCB15006**     **Cold Spring Point II LLC**     **163 Cold Spring Point Rd., Tuckahoe**     **900-155-1-1**  
*A motion was made by Mr. Heine, and seconded by Mr. Rickenbach to issue a modified wetland permit.*

*The motion was approved by a 6-0 vote.*

**Adjournment of Meeting:**

*A motion was made by Mr. Flanagan, and seconded by Mr. Collins to adjourn the meeting. The motion was approved by a 7-0 vote. The meeting ended at approximately 8:00 pm.*



---

Harry S. Ludlow, Chairman