

# TOWN OF SOUTHAMPTON

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

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HARRY S. LUDLOW  
CHAIRPERSON

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 February 24, 2016

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

BOARD MEMBER ABSENT: Jeremiah Collins

ALSO PRESENT: Martin E. Shea, Chief Environmental Analyst  
Kathleen Murray, Deputy Town Attorney  
Dolores Miner, Secretary  
James Walker, Inter-Science Research Associates, Inc  
Glenn Sullivan, Allied Biological  
Anthony Tohill, Esq.  
Robert Fischetti, Esq.  
Mr. O'Brien, Agent for Cooney Application  
Mr. & Mrs. Euell, Neighbor to Cooney  
Charles Bowman, Land Use Ecological Services, Inc  
John Bennett, Esq.  
Joshua Rosensweig, Architect  
Alex Nickonovitz, Neighbor  
Scott Beaumont, Neighbor

*The meeting was called to order at approximately 7:10 PM by Chairman Ludlow.*

### Approval of Minutes:

*A motion was made by Mr. Flanagan and seconded by Ms. Algieri to approve the minutes of February 10, 2016  
The motion was approved by a 5-0 vote. Mr. Collins was absent.*

### Advisory Reports

#### ZBA:

*Joseph B. Andreassi, Jr. 109 Edgemere Drive, North Sea 900-32-1-10  
Mr. Shea presented. A motion was made by Mr. Rickenbach and seconded by Mr. Flanagan to send comments to the Zoning Board. The motion was approved by a 5-0 vote. Mr. Collins was absent.*

*Lorne Zingone 65 Marys Lane, North Sea 900-77-4-39.2  
Mr. Shea presented. A motion was made by Mr. Flanagan and seconded by Ms. Algieri to send comments, as amended, to the Zoning Board. The motion was approved by a 5-0 vote. Mr. Collins was absent.*

**Administrative Wetland Permits**

WAP150100 Stansfield  
WAP160015 Hodgson  
WAR150051 Matadin & Lamsweerde  
WAR160004 Sorrentino  
WAR160005 Sorrentino  
WAR160007 Rankin  
WAR160008 Goldstein

**Resolution to Issue Wetland Permits**

CB1500029 Kobler, Hans and Kobler Letizia 284 Seven Ponds Towd Rd., Water Mill 900-100-3-14.4  
A motion was made by Mr. Flanagan and seconded by Mr. Heine to issue a wetland permit.  
The motion was approved by a 5-0 vote. Mr. Collins was absent.

CB1500051 Steinberg, Michael and Joan 303 Newlight Lane, Bridgehampton 900-103-2-13  
A motion was made by Mr. Flanagan and seconded by Mr. Heine to issue a wetland permit.  
The motion was approved by a 5-0 vote. Mr. Collins was absent.

CB1500053 Schaye, Paul L. 19 Lake View Court, North Sea 900-96-3-31  
A motion was made by Mr. Flanagan and seconded by Mr. Heine to issue a wetland permit.  
The motion was approved by a 5-0 vote. Mr. Collins was absent.

**Resolution of Conditional Approval**

A160060 Hayward, Joseph T and Carol 39 Waters Edge Road, North Sea 900-62-1-4  
A motion was made by Mr. Flanagan and seconded by Ms. Algieri to issue a wetland permit.  
The motion was approved by a 5-0 vote. Mr. Collins was absent.

**Re-Schedule Public Hearing**

CB1400044 Luciani, Gary 38 Bay Avenue, Noyac 900-5-3-35.1  
A motion was made by Mr. Rickenbach and seconded by Mr. Flanagan to schedule a public hearing for March 23, 2016.  
The motion was approved by a 5-0 vote. Mr. Collins was absent.

**Preliminary Review – SEQRA Determination**

CB1500093 Singer, John and Eden-Zeller, Jennifer 282 Seven Ponds Towd Rd., Water Mill 900-100-3-14.5  
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 5-0 vote. Mr. Collins was absent.

A00160030 Skeris, Russell and Dwyer-Skeris, Frances 59 Halsey Rd., Remsenburg/Speonk 900-380-3-86  
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. Heine and seconded by Mr. Flanagan to waive the public hearing.  
The motion was approved by a 5-0 vote. Mr. Collins was absent.

A00160038 Daino, Fabio D. 4 Cold Spring Ct., Shinnecock Hills 900-176-2-12  
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. Heine and seconded by Ms. Algieri to waive the public hearing.  
The motion was approved by a 5-0 vote. Mr. Collins was absent.

A160059 Mootabar, Hamid and Shahnaz 28 Far Pond Rd., Shinnecock Hills 900-272-1-43  
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 Ms. Algieri to schedule a public hearing for March 23, 2016.  
The motion was approved by a 5-0 vote. Mr. Collins was absent.

**Public Hearings**

**CB1400100**      **Flying Point 1080 Real Estate, LLC.**      **1080 Flying Point Road, Water Mill**      **900-178-2-6**  
*Applicant requests adjournment to March 23, 2016. A motion was made by Mr. Flanagan and seconded by Mr. Rickenbach to adjourn the public hearing to March 23, 2016.  
The motion was approved by a 5-0 vote. Mr. Collins was absent.*

**CB1500057**      **55 Ambleside, LLC.**      **55 Ambleside Lane, Bridgehampton**      **900-134-2-16.4**  
*Mr. James Walker, the applicant's agent, presented the application to the Board. Mr. Anthony Tohill, the applicant's attorney, spoke on behalf of the applicant. Mr. Shea, Chief Environmental Analyst, spoke on behalf of the Town. A motion was made by Mr. Rickenbach and seconded by Ms. Algieri to adjourn the public hearing to April 13, 2016. The motion was approved by a 5-0 vote. Mr. Collins was absent.  
A separate audio recording is available for this hearing.*

**CB1500068**      **Cooney, Richard T. and Cooney, Kathleen A.**      **9 Lincoln Avenue, Hampton Bays**      **900-293-2-5**  
*Affidavits of Posting and Mailing were received. Mr. O'Brien, the applicant's agent, presented the application to the Board. Mr. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Ms. Euell, a neighbor to the applicant, spoke on her behalf. A motion was made by Mr. Rickenbach and seconded by Mr. Flanagan to close the public hearing. The motion was approved by a 5-0 vote. Mr. Collins was absent.  
A separate audio recording is available for this hearing.*

*The following two applications were heard simultaneously, as they pertain to a lot line modification of these two side by side parcels.*

**CB1500078**      **102 Red Creek Road, LLC**      **102 Red Creek Road, Hampton Bays**      **900-152-1-33**  
**CB1500096**      **98 Red Creek Road LLC**      **98 Red Creek Road, Hampton Bays**      **900-152-1-34**  
*Mr. Charles Bowman, the applicant's agent, presented the application to the Board. Mr. Joshua Rosensweig, the applicant's architect, spoke on behalf of the applicant. Mr. John Bennett, the applicant's attorney, spoke on behalf of the applicant. Mr. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Mr. Beaumont and Mr. Nickonovitz, neighbors to the applicant, spoke on their own behalf.  
A motion was made by Mr. Heine and seconded by Mr. Rickenbach to adjourn the public hearing to March 23, 2016. The motion was approved by a 5-0 vote. Mr. Collins was absent.  
A separate audio recording is available for this hearing.*

**Resolution to Issue Modification**

**CB1400035**      **River Rock Structured Capital LLC**      **186 Crescent Avenue, Water Mill**      **900-115-1-8**  
*Applicant requests postponement of decision. A motion was made by Mr. Flanagan and seconded by Mr. Heine to postpone decision to March 9, 2016.  
The motion was approved by a 5-0 vote. Mr. Collins was absent.*

**CB1500021**      **Crowe, Robert & Attonito, Erica James**      **18 Pleasant Avenue, Westhampton**      **900-376-1-61**  
*A motion was made by Mr. Flanagan and seconded by Mr. Rickenbach to issue a modified wetland permit.  
The motion was approved by a 5-0 vote. Mr. Collins was absent.*

**Adjournment of Meeting:**

*A motion was made by Mr. Rickenbach and seconded by Mr. Flanagan to adjourn the meeting. The motion was approved by a 5-0 vote. Mr. Collins was absent. The meeting ended at approximately 10:15 pm.*

  
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Harry S. Ludlow, Chairman