

# 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 April 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  
C. Theresa Masin, Environmental Analyst  
James Walker, Inter-Science Research Associates, Inc.  
Anthony Tohill, Esq.  
Glenn Sullivan, Consultant  
Kevin Dillon, Applicant

*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. Flanagan to approve the minutes of March 23, 2016.  
The motion was approved by a 6-0 vote.*

### Advisory Reports

#### Planning Board:

*Noyac Golf Club 2600 Noyack Road, Noyac 900-13-1-85.2  
Ms. Masin presented. A motion was made by Mr. Heine and seconded by Mr. Collins to send comments to the Planning Board.  
The motion was approved by a 6-0 vote.*

*Cow Neck Farm – Polo Accessory Barn, Site Plan 2299 North Sea Road, North Sea 900-57-1-1.6  
Mr. Shea presented. A motion was made by Mr. Rickenbach and seconded by Mr. Heine to send comments to the Planning Board.  
The motion was approved by a 6-0 vote.*

*Brandolini Properties, Subdivision- Pre- Application 108 & 110 Newtown Rd., Hampton Bays 900-186-2-36.4 & 36.5  
Ms. Masin 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 6-0 vote.*

#### 292-39B Referral

*Brandolini Properties, Subdivision- Pre- Application 108 & 110 Newtown Rd., Hampton Bays 900-186-2-36.4 & 36.5  
Ms. Masin presented. A motion was made by Mr. Rickenbach and seconded by Mr. Collins to approve the resolution.  
The motion was approved by a 6-0 vote.*

**ZBA:**

**143 Mid Ocean, LLC** **143 Mid Ocean Road, Bridgehampton** **900-134-4-49.4**  
*Ms. Masin presented. A motion was made by Mr. Heine and seconded by Mr. Collins to send comments to the Zoning Board. The motion was approved by a 6-0 vote.*

**Administrative Wetland Permits**

**WAP160005** **Jeff Smith and Tracy Smith**  
**WAP160011** **Elten Honig and Brian Berk**  
**WAP160016** **The 20 Linden Lane LLC**  
**WAP160022** **Keri McGuinness and Patrick McGuinness**  
**WAR160016** **LAS Holdings I, LLC**

**Resolution to Issue Wetland Permits**

**CB1500061** **Anthony Aufiero and Cathleen Anne Buckley** **110 Cold Spring Point Rd., Tuckahoe** **900-155-1-27**

*Applicant requests postponement of decision. A motion was made by Mr. Rickenbach and seconded by Mr. Collins, to postpone decision to April 27, 2016. The motion was approved by a 6-0 vote.*

**CB1500073** **Dolores E. Forrest Revocable Trust** **5 Bayberry Cove Ln, Shinnecock Hills** **900-272-1-39.1**  
*A motion was made by Mr. Heine and seconded by Mr. Rickenbach to issue a wetland permit. The motion was approved by a 6-0 vote.*

**CB1500087** **Angela's Feast LLC** **27 Bay View Road, Noyac** **900-19-1-1**  
*A motion was made by Mr. Heine and seconded by Mr. Collins to issue a wetland permit. The motion was approved by a 5-0-1 vote. Mr. Rickenbach abstained.*

**Resolution of Conditional Approval**

**A160101** **Dillon, Kevin and Anne Marie** **29 Sandpiper Lane, East Quogue** **900-362-1-28**  
*A motion was made by Mr. Collins and seconded by Mr. Rickenbach to issue a wetland permit. The motion was approved by a 6-0 vote.*

**A160104** **Remkus, Christopher P. and Valarie A.** **11 Noyack Harbor Road, Noyac** **900-4-1-58**  
*A motion was made by Mr. Heine and seconded by Mr. Collins to issue a wetland permit. The motion was approved by a 6-0 vote.*

**Resolution to Withdraw**

**CB1500027** **Ferguson, Charles and Dina** **375 Main Street, Quogue** **900-383-1-3.2**  
*A motion was made by Mr. Heine and seconded by Mr. Collins to accept the withdrawal of the wetland permit application without prejudice. The motion was approved by a 6-0 vote.*

**Resolution to Re-Notice**

**A160059** **Mootabar, Hamid and Shahnaz** **28 Far Pond Rd., Shinnecock Hills** **900-272-1-43**  
*A motion was made by Mr. Heine and seconded by Mr. Rickenbach to re-schedule and re-notice the public hearing for May 11, 2016. The motion was approved by a 6-0 vote*

**Preliminary Review – SEQRA Determination**

**A160096** **Robertson, Lora J.** **6 Devon Place, North Sea** **900-42-3-39**  
*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 6-0 vote.*

**A160109 Brophy, Dennis M. and Patricia E. 16 Wood Vale Street, Noyac 900-24-2-29**  
*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. Collins and seconded by Ms. Algieri to schedule a public hearing for May 25, 2016. The motion was approved by a 6-0 vote.*

**A160118 Savoia, Robert S and Deborah M. 17 Windermere Close, Hampton Bays 900-322-4-1.9**  
*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 Ms. Algieri to waive the public hearing. The motion was approved by a 6-0 vote.*

**A160119 Three Waters LLC 422 Dune Road, Bridgehampton 900-179-2-2.1**  
*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. Heine and seconded by Mr. Rickenbach to schedule a public hearing for May 25, 2016. The motion was approved by a 6-0 vote.*

**A160120 CAT Properties LLC 17 Bayside Avenue, East Quogue 900-373-2-25**  
*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. Flanagan to waive the public hearing. The motion was approved by a 6-0 vote.*

**A160134 DeKorte, Sharon & Kessler, Jules Yale 7 Tarpon Road, East Quogue 900-362-4-4**  
*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. Collins to waive the public hearing. The motion was approved by a 6-0 vote.*

#### **Public Hearings**

**CB1500057 55 Ambleside, LLC. 55 Ambleside Lane, Bridgehampton 900-134-2-16.4**  
*Mr. Walker, the applicant's agent, spoke on behalf of the applicant. Mr. Shea spoke on behalf of the Town. A motion was made by Mr. Rickenbach and seconded by Mr. Collins to adjourn the public hearing to June 8, 2016. The motion was approved by a 6-0 vote.*

**CB1500085 Graham, Kathryn G. 1122 Flying Point Road, Water Mill 900-178-2-8**  
*Applicant requests adjournment to May 11, 2016. A motion was made by Mr. Rickenbach and seconded by Mr. Collins, to adjourn the public hearing to May 11, 2016. The motion was approved by a 6-0 vote.*

**CB1500078 102 Red Creek Road, LLC 102 Red Creek Road, Hampton Bays 900-152-1-33**  
*Applicant requests adjournment to May 25, 2016. A motion was made by Heine and seconded by Mr. Collins, to adjourn the public hearing to May 25, 2016. The motion was approved by a 6-0 vote.*

**CB1500096 98 Red Creek Road LLC 98 Red Creek Road, Hampton Bays 900-152-1-34**  
*Applicant requests adjournment to May 25, 2016. A motion was made by Heine and seconded by Mr. Collins, to adjourn the public hearing to May 25, 2016. The motion was approved by a 6-0 vote.*

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

**CB1300051 Ferguson, Charles and Dina 375 Main Street, Quogue 900-383-1-3.2**  
*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.*

**CB1400035 River Rock Structured Capital LLC 186 Crescent Avenue, Water Mill 900-115-1-8**  
*Applicant requests postponement of decision to April 27, 2016. A motion was made by Mr. Heine and seconded by Mr. Rickenbach to postpone decision to April 27, 2016. The motion was approved by a 6-0 vote.*

**CB1400070**      *Tolston, Gregory and Tolston, Evelyn*      *50 Sunset Avenue, East Quogue*      *900-372-1-6*  
*A motion was made by Mr. Rickenbach and seconded by Mr. Flanagan to issue a modified wetland permit.*  
*The motion was approved by a 6-0 vote.*

**CB1400080**      *KL Southampton LLC*      *163 Hildreth Avenue, Bridgehampton*      *900-88-2-33*  
*A motion was made by Mr. Rickenbach and seconded by Mr. Flanagan to issue a modified wetland permit.*  
*The motion was approved by a 6-0 vote.*

**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 6-0 vote. The meeting ended at approximately 8:00 pm.*

  
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**Harry S. Ludlow, Chairman**