

# 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  
Sunshine Gumbs  
Terrence Flanagan*

## Meeting Minutes of April 27, 2016

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

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.  
John Bennett, Esq.  
Bruce Anderson, Suffolk Environmental Consulting Inc.

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

### Approval of Minutes:

*A motion was made by Mr. Flanagan and seconded by Mr. Collins to approve the minutes of April 13, 2016. The motion was approved by a 6-0-1 vote. Ms. Gumbs abstained.*

### Advisory Reports

#### Planning Board:

*Arslanian & Carney, Subdivision- Pre-Application 15, 29 & 35 Dune Road, Bridgehampton 900-134-9, 10 & 11  
Ms. Masin 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 7-0 vote.*

*Chronoma-Lamelza, Subdivision-Lot Line Modification 22 & 24A Dock Road, Remsenburg 900-366-1-7.1 & 7.3  
Ms. Masin presented. A motion was made by Mr. Rickenbach and seconded by Mr. Collins to send comments to the Planning Board. The motion was approved by a 7-0 vote.*

*David & Christine Rogers, Subdivision-Pre-Application 790 Edge of Woods Road, Water Mill 900-65-1-3  
Ms. Masin presented. A motion was made by Mr. Heine and seconded by Ms. Aligeri to send comments to the Planning Board.  
The motion was approved by a 7-0 vote.*

*Loren Skeist II, Subdivision- Lot Line Modification 626 & 628 Lumber Lane, Bridgehampton 900-51-1-11.22 & 11.23  
Ms. Masin presented. A motion was made by Mr. Heine and seconded by Ms. Aligeri to send comments to the Planning Board.  
The motion was approved by a 7-0 vote.*

**ZBA:**

**Sag Waterview, LLC.** 4295 Noyack Road, Noyac 900-19-1-34  
*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 7-0 vote.*

**Joanne Nardo** 30 Dolphin Road, East Quogue 900-384-1-29  
*Ms. Masin presented. A motion was made by Mr. Heine and seconded by Mr. Rickenbach to send comments to the Planning Board. The motion was approved by a 7-0 vote.*

**Robyn Siegel & Jason Lash** 45 Hampton Road, Noyac 900-5-2-13  
*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 7-0 vote.*

**98 Red Creek, LLC.** 98 Red Creek Road, Hampton Bays 900-152-1-34  
**102 Red Creek LLC** 102 Red Creek Road, Hampton Bays 900-152-1-33  
*Ms. Masin presented the applications. 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 7-0 vote.*

**Administrative Wetland Permits**

WAP160032	190 Fowler LLC
WAP160037	Waterview Corporation
WAP160041	Ine Wijtvliet
WAP160043	I.A.T. Consulting, Inc Retirement Trust

**Resolution to Issue Modification**

**CB1300033** Stone, Randall and Jennifer 51 Tuthill Lane, Remsenburg 900-380-2-77  
*Ms. Masin presented.  
A motion was made by Mr. Heine and seconded by Mr. Rickenbach to issue a modified wetland permit.  
The motion was approved by a 7-0 vote.*

**CB1300079** 100 Crescent, LLC. 100 Crescent Avenue, Water Mill 900-115-1-4.4  
*Ms. Masin presented.  
A motion was made by Mr. Heine and seconded by Ms. Algieri to issue a modified wetland permit.  
The motion was approved by a 7-0 vote.*

**CB1400035** River Rock Structured Capital LLC 186 Crescent Avenue, Water Mill 900-115-1-8  
*Applicant requests postponement of decision until May 11, 2016.  
A motion was made by Mr. Rickenbach and seconded by Mr. Collins to postpone decision until May 11, 2016.  
The motion was approved by a 7-0 vote.*

**CB1400063** KNH Eastern Properties 153 Little Neck Road, Shinnecock Hills 900-272-2-36  
*Ms. Masin presented.  
A motion was made by Mr. Heine and seconded by Mr. Collins to issue a modified wetland permit.  
The motion was approved by a 7-0 vote.*

**CB1500067** Perretta, Michael and Maria 34 Penny Lane, Hampton Bays 900-374-1-1  
*Ms. Masin presented.  
A motion was made by Mr. Heine and seconded by Mr. Collins to issue a modified wetland permit.  
The motion was approved by a 7-0 vote.*

*Ms. Masin leaves for the evening at 7:20 pm.*

**Resolution to Issue Wetland Permits**

**CB1400091**      *Censi, David, Censi, Barry, & Censi, Lisa 25 Fish Cove Road, North Sea*      **900-60-3-17.1**  
*Applicant requests postponement of decision.*  
*A motion was made by Mr. Rickenbach and seconded by Mr. Collins to postpone decision until May 11, 2016.*  
*The motion was approved by a 7-0 vote.*

**CB1500061**      *Aufiero & 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 Ms. Algieri to postpone decision until May 11, 2016.*  
*The motion was approved by a 7-0 vote.*

**Resolution of Conditional Approval**

**A160096**      *Robertson, Lora J.*      *6 Devon Place, North Sea*      **900-42-3-39**  
*A motion was made by Mr. Collins and seconded by Mr. Flanagan to issue a wetland permit.*  
*The motion was approved by a 6-0-1 vote. Ms. Gumbs abstained.*

**A160118**      *Savoia, Robert S and Deborah M.*      *17 Windermere Close, Hampton Bays*      **900-322-4-1.9**  
*A motion was made by Mr. Collins and seconded by Mr. Flanagan to issue a wetland permit.*  
*The motion was approved by a 6-0-1 vote. Ms. Gumbs abstained.*

**A160120**      *CAT Properties LLC*      *17 Bayside Avenue, East Quogue*      **900-373-2-25**  
*A motion was made by Mr. Flanagan and seconded by Mr. Collins to issue a wetland permit.*  
*The motion was approved by a 6-0-1 vote. Ms. Gumbs abstained.*

**A160134**      *DeKorte, Sharon and Kessler, Jules Yale*      *7 Tarpon Road, East Quogue*      **900-362-4-4**  
*A motion was made by Mr. Flanagan and seconded by Mr. Rickenbach to issue a wetland permit.*  
*The motion was approved by a 6-0-1 vote. Ms. Gumbs abstained.*

**Preliminary Review – SEQRA Determination**

**A160114**      *Levenson, Louis*      *14B Clairedale Drive, Hampton Bays*      **900-125-2-8**  
*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 7-0 vote.*

**A160136**      *Anderson, Michael*      *10Wells Road, Hampton Bays*      **900-321-1-6**  
*Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as a Type II action. The applicant requested that a public hearing be held. A motion was made by Mr. Heine and seconded by Mr. Flanagan to schedule a public hearing for May 25, 2016.*  
*The motion was approved by a 7-0 vote.*

**A160186**      *Trombino, Brian*      *69 Shore Road, Westhampton*      **900-376-3-14**  
*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 7-0 vote.*

**A160190**      *DePierro, Patrick and Barry, Kristen As Tenants by Entirety*      **900-384-3-7**  
*13 Marlin Road, East Quogue*  
*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. Mr. Collins was not present.*

**A160195**      **Goodman, Andrew and Yuran, Susan**      **12 Remsen Lane, Remsenburg**      **900-380-1-25.3**  
*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. Mr. Collins was not present.*

**Public Hearings**

**Appeal of Wetland Boundary Determination**  
**Vijfvinkel, Martijn**      **46 Peconic Bay Avenue, North Sea**      **900-42-2-11**  
*Affidavits of posting and mailing were received. Mr. Anderson, the applicant's agent, spoke on behalf of the applicant. Mr. Shea, Chief Environmental Analyst, spoke on behalf of the Town. A motion was made by Mr. Heine and seconded by Mr. Collins to adjourn the public hearing to May 11, 2016. The motion was approved by a 7-0 vote. A separate audio recording is available for the hearing.*

*Mr. Collins leaves for the evening at 8:55 pm  
Mr. Heine leaves the room at 8:55 pm and returns at 9:00 pm.*

**A160094**      **Wayne C. Waltzer Rev. Trust**      **3 Duckwood Court, Hampton Bays**      **900-172.1-1-14**  
*Affidavits of posting and mailing were received. The applicant's attorney, Mr. Bennett, immediately requested an adjournment to June 8, 2016. A motion was made by Mr. Flanagan and seconded by Ms. Algieri to adjourn the public hearing to June 8, 2016. The motion was approved by a 5-0 vote. Mr. Collins and Mr. Heine were not present.*

**CB1400100**      **Flying Point 1080 Real Estate, LLC.**      **1080 Flying Point Road, Water Mill**      **900-178-2-6**  
*Mr. Walker, the applicant's agent, spoke on behalf of the applicant. Mr. Bennett, 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. Gumbs to adjourn the public hearing to May 11, 2016. The motion was approved by a 6-0 vote. Mr. Collins was not present. A separate audio recording is available for the hearing.*

**Adjournment of Meeting:**

*A motion was made by Mr. Rickenbach and seconded by Ms. Algieri to adjourn the meeting. The motion was approved by a 6-0 vote. Mr. Collins was not present. The meeting ended at approximately 10:30 pm.*

  
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**Harry S. Ludlow, Chairman**