

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 June 22, 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
C. Theresa Masin, Environmental Analyst
Jorge Sosa, Architect
Navid Mootabar, Applicant
Hamid Mootabar, Applicant
Martha Scriven-Campanella, Neighbor to Applicant
Julia Priolo, Land Use Ecological Services, Inc
Ron Abrams, Neighbor to Applicant
Daphne Vaughan, Surfside Environmental Planning, Inc
Shawn Barron, Barron Environmental
Robert Lucas, Applicant

The meeting was called to order at approximately 7:02 PM by Chairman Ludlow.

Approval of Minutes:

*A motion was made by Mr. Collins and seconded by Mr. Flanagan to approve the minutes of June 8, 2016.
The motion was approved by a 6-0 vote. Ms. Gumbs was absent.*

Ms. Gumbs arrives at 7:03 pm.

Advisory Reports

Planning Board:

*1140 Flanders Road, Site Plan- Application 1140 Flanders Road, Flanders 900-168-1-7
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 7-0 vote.*

292-39B Referral

*Loren Skeist II, Lot Line Modification 626 & 628 Lumber Lane, Bridgehampton 900-51-1-11.22 & 11.23
Ms. Masin presented. A motion was made by Mr. Rickenbach and seconded by Mr. Flanagan to approve the draft conditions of
final approval for the subdivision. The motion was approved by a 7-0 vote.*

ZBA:

*Richard A. Dietl 11 Lighthouse Road, Hampton Bays 900-347-1-20.1
Ms. Masin presented. A motion was made by Mr. Rickenbach and seconded by Mr. Collins to send comments to the Zoning Board.
The motion was approved by a 7-0 vote.*

Administrative Wetland Permits

WAP160037 Waterview Corporation
WAP160049 943 Flying Point LLC
WAP160050 Alan Eisenberg and Daryl Eisenberg
WAP160052 182 Fowler Street LLC
WAP160053 Mark Zagorski and Lorriane Sabalja
WAP160059 John B. Douglas III and Bruce Douglas
WAR160013 Ram Island 5 LLC
WAR160021 Carol Kellerher
WAR160023 Elizabeth Cole and Neil Cole
WAR160025 Peconic Land Trust Inc.

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. Heine to postpone decision until July 13, 2016. The motion was approved by a 7-0 vote.

Resolution of Conditional Approval

A160186 Trombino, Brian 69 Shore Road, Westhampton 900-376-3-14
A motion was made by Mr. Flanagan and seconded by Mr. Heine to postpone decision until July 13, 2016. The motion was approved by a 7-0 vote.

A160252 Shaw, Philip J. 3 Marlin Road, East Quogue 900-384-3-2
A motion was made by Mr. Heine and seconded by Mr. Collins to issue a wetland permit. The motion was approved by a 7-0 vote.

A160254 Singer, David and Singer, Ruth 9 Indian Run, East Quogue 900-344-1-5
A motion was made by Mr. Collins and seconded by Mr. Heine to issue a wetland permit. The motion was approved by a 7-0 vote.

Preliminary Review – SEQRA Determination

A160223 57 Fresh Pond Southampton, LLC. 57 Fresh Pond Road, North Sea 900-93-1-6
Ms. Masin 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.

A160236 Privett, Nancy and Moriarty, Gerard 13 Lily Pond Lane, Eastport 900-349-1-5
Ms. Masin 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. Collins to schedule a public hearing for July 27, 2016. The motion was approved by a 7-0 vote.

A160258 Futterman, Virginia 30C Lighthouse Road, Hampton Bays 900-374-2-13
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 Heine and seconded by Mr. Collins to waive the public hearing. The motion was approved by a 7-0 vote.

A160298 Gallagher, Judy 39 East Beach Drive, North Sea 900-42-1-5.1
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 Heine and seconded by Mr. Rickenbach to schedule a public hearing for August 10, 2016. The motion was approved by a 7-0 vote.

A160299 **SCI Katarpa** **41 East Beach Drive, North Sea** **900-42-1-4**
*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 a public hearing be held.
A motion was made by Heine and seconded by Mr. Rickenbach to schedule the public hearing for August 10, 2016.
The motion was approved by a 7-0 vote.*

A160349 **Gleiber, Stuart A.** **144 Little Fresh Pond Road, North Sea** **900-96-3-28**
*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 7-0 vote.*

Public Hearings

A160059 **Mootabar, Hamid and Shahnaz** **28 Far Pond Rd., Shinnecock Hills** **900-272-1-43**
*Mr. Jorge Sosa, the applicant's architect, spoke on behalf of the applicant. Mr. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Mr. Navid Mootabar spoke on his own behalf. Ms. Scriven-Campanella, neighbor to the applicant, spoke on her own behalf. A motion was made by Mr. Flanagan and seconded by Mr. Rickenbach to close the public hearing.
The motion was approved by a 7-0 vote.*

A160136 **Anderson, Michael** **10 Wells Road, Hampton Bays** **900-321-1-6**
*Ms. Daphne Vaughan, 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. Rickenbach and seconded by Mr. Flanagan to close the public hearing.
The motion was approved by a 7-0 vote.*

A160135 **Sonnenfeldt, Michael** **1135 Mecox Road, Bridgehampton** **900-134-2-25.2**
*Mr. Shawn Barron, 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 close the public hearing.
The motion was approved by a 7-0 vote.*

A160185 **Roses Grove Homes LLC** **2 Roses Grove Road, North Sea** **900-33-3-1**
*Mr. Robert Lucas, the applicant, spoke on his own behalf. Mr. Shea, Chief Environmental Analyst, spoke on behalf of the Town.
A motion was made by Mr. Collins and seconded by Mr. Rickenbach to close the public hearing.
The motion was approved by a 7-0 vote.*

A160191 **ELB Family LP** **658 Flying Point Road, Water Mill** **900-160-3-37.7**
Applicant requests adjournment to September 28, 2016. A motion was made by Mr. Flanagan and seconded by Mr. Rickenbach, to adjourn the public hearing to September 28, 2016. The motion was approved by a 7-0 vote.

A160192 **Elliston, Philip J. and Jane A.** **99 West Neck Road, North Sea** **900-93-1-11.2**
*Applicant requests adjournment to July 13, 2016. A motion was made by Mr. Rickenbach and seconded by Mr. Collins to adjourn the public hearing to July 13, 2016.
The motion was approved by a 7-0 vote.*

A160222 **32 Westway LLC** **32 Westway Drive, Shinnecock Hills** **900-233-2-37**
*Ms. Julia Priolo, the applicant's agent, spoke on behalf of the applicant. Mr. Ron Abrams, spoke on behalf of Mr. Frank, a neighbor to the applicant. A motion was made by Mr. Heine and seconded by Mr. Flanagan to close the public hearing.
The motion was approved by a 7-0 vote.*

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. Rickenbach to postpone decision until July 13, 2016. The motion was approved by a 7-0 vote.

