

TOWN OF SOUTHAMPTON

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



HARRY S. LUDLOW
CHAIRPERSON

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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 July 13, 2016

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

BOARD MEMBERS ABSENT: Jeremiah Collins
Anne Hickey Algieri

ALSO PRESENT: Martin E. Shea, Chief Environmental Analyst
Kathleen Murray, Deputy Town Attorney
Dolores Miner, Sr. Administrative Assistant/ CB Secretary
C. Theresa Masin, Environmental Analyst
Mr. John Bennett, Esq.
Mr. Richard Warren – Inter Science Research Associates, Inc.
Mr. & Mrs. Dennis Brophy
Mr. Richard Searles, Architect

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. Rickenbach to approve the minutes of June 22, 2016
The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.*

Advisory Reports

Planning Board:

*Stella Land Trust, Subdivision- Final 1645 Millstone Road, Noyac 900-13-1-79.22
Ms. Masin presented. A motion was made by Mr. Rickenbach and seconded by Mr. Flanagan to send comments to the Planning Board. The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.*

ZBA:

*CAT Properties, LLC. 17 Bayside Avenue, East Quogue 900-373-2-25
Ms. Masin presented. A motion was made by Mr. Heine and seconded by Mr. Rickenbach to send comments to the Zoning Board. The motion was approved by a 5-0 vote.*

*Michael Sonnenfeldt 1135 Mecox Road, Bridgehampton 900-134-2-25.2
Ms. Masin presented. A motion was made by Mr. Heine and seconded by Mr. Flanagan to send comments to the Zoning Board. The motion was approved by a 5-0 vote.*

*Peconic Bay Marina & Peconic Bay Residence LLC 1 & 39 Inlet Road West 900-176-1-24 & 50
2145 County Road 29, Shinnecock Hills 900-176-2-1.3
Ms. Masin presented. A motion was made by Mr. Flanagan and seconded by Mr. Heine to send modified comments to the Zoning Board. The motion was approved by a 5-0 vote.*

Ms. Masin leaves the room for the evening at 7:33 pm.

Administrative Wetland Permits

WAP160012	Duane M. Fiedler and Joanne Feidler
WAP160014	Shinnecock Hills Golf Club
WAP160029	Eric Margules
WAP160038	Maria Rovegno
WAP160046	Frank Liantonio and Maureen Liantonio
WAP160060	70C Cobb Lane LLC
WAP160061	Unni Edelman
WAP160065	Rose Taylor and Everlette Taylor
WAR150010	Jane Lederman and Deborah Lederman
WAR150048	Jane Lederman and Deborah Lederman
WAR160033	Town of Southampton (Mecox Bay Park)

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. Flanagan and seconded by Mr. Heine to
Postpone decision until July 27, 2016.
The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.*

*CB1400100 Flying Point 1080 Real Estate LLC 1080 Flying Point Road, Water Mill 900-178-2-6
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 and Ms. Algieri were absent.*

Resolution of Conditional Approval

*A160223 57 Big Fresh Pond Southampton, LLC. 57 Big Fresh Pond Road, North Sea 900-93-1-6
A motion was made by Mr. Rickenbach and seconded by Mr. Flanagan to issue a wetland permit.
The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.*

*A160258 Futterman, Virginia 30C Lighthouse Road, Hampton Bays 900-374-2-13
A motion was made by Mr. Heine and seconded by Mr. Flanagan to issue a wetland permit.
The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.*

*A160349 Gleiber, Stuart A. 44 Little Fresh Pond Road, North Sea 900-96-3-28
A motion was made by Mr. Heine and seconded by Mr. Flanagan to issue a wetland permit.
The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.*

Resolution to Withdraw

*A160222 32 Westway LLC 32 Westway Drive, Shinnecock Hills 900-233-2-37
A motion was made by Mr. Heine and seconded by Mr. Flanagan to accept the withdrawal of the wetlands permit
application without prejudice.
The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.*

Preliminary Review – SEQRA Determination

*A160328 The Dalal Family Trust 20 Ludlow Lane, Hampton Bays 900-346-1-11
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 and Ms. Algieri were absent.*

*A160196 Sampaio, Cecilia 343 Sebonac Road, Tuckahoe 900-128-1-5
Applicant requests postponement to July 27, 2016. A motion was made by Mr. Heine and seconded by Mr. Flanagan to
postpone review of the wetlands permit application until July 27, 2016..
The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent*

A160330 **Parsonage Land Development LLC** **15 Deerwood Path, Noyac** **900-29-2-49.1**
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. Heine to schedule a public hearing for August 10, 2016. The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.

A160327 **O'Connell, Daniel T. and Susan M.** **73 Pine Neck Avenue, Noyac** **900-5-1-5**
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 a public hearing be held. A motion was made by Mr. Flanagan and seconded by Mr. Heine to schedule a public hearing for August 10, 2016. The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.

A160350 **Debbie and Dick Development, LLC.** **179 South Country Road,**
Remsenburg/Speonk **900-375-2-75.1**
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. Heine to schedule a public hearing for August 10, 2016. The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.

Public Hearings

A160109 **Brophy, Dennis M. and Patricia E.** **16 Wood Vale Street, Noyac** **900-24-2-29**
Mr. Brophy, the applicant, spoke on behalf of himself. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. A motion was made by Mr. Heine and seconded by Mr. Rickenbach to close the public hearing. The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent. A separate audio transcript exists for the hearing.

A160119 **Three Waters LLC** **422 Dune Road, Bridgehampton** **900-179-2-2.1**
Applicant requests adjournment. A motion was made by Mr. Flanagan and seconded by Mr. Rickenbach, to adjourn the public hearing to August 24, 2016. The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.

A160094 **Wayne C. Waltzer Rev. Trust** **3 Duckwood Court, Hampton Bays** **900-172.1-1-14**
Mr. Richard Warren, the applicant's agent, spoke on behalf of the applicant. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Mr. John Bennett, the applicant's attorney, spoke on behalf of 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 5-0 vote. Mr. Collins and Ms. Algieri were absent. A separate audio transcript exists for the hearing.

A160192 **Elliston, Philip J. and Jane A.** **99 West Neck Road, North Sea** **900-93-1-11.2**
Applicant requests adjournment to July 27, 2016. A motion was made by Mr. Flanagan and seconded by Mr. Rickenbach, to adjourn the public hearing to September 14, 2016. The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.

Appeal of Wetland Boundary Determination

Kronenberg, LLC **3 Edgemere Drive, North Sea** **900-42-2-22.2**
Applicant requests adjournment to August 2016. A motion was made by Mr. Rickenbach and seconded by Mr. Flanagan, to adjourn the public hearing to August 24, 2016. The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.

Resolution to Issue Modification

CB1400035 **River Rock Structured Capital LLC** **186 Crescent Avenue, Water Mill** **900-115-1-8**
Applicant requests adjournment to July 27, 2016. A motion was made by Mr. Rickenbach and seconded by Mr. Flanagan to issue postpone decision until July 27, 2016. The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.

Adjournment of Meeting:

A motion was made by Mr. Flanagan and seconded by Ms. Gumbs to adjourn the meeting. The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent. The meeting ended at approximately 8:25 pm.



Harry S. Ludlow, Chairman