

TOWN OF SOUTHAMPTON

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



HARRY S. LUDLOW
CHAIRPERSON

Phone: (631) 287-5710
Fax: (631) 287-5706

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 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, Sr. Administrative Assistant/ CB Secretary
C. Theresa Masin, Environmental Analyst
Mr. Eric Bregman, Esq.
Ms. Susanna Herrmann, Agent
Mr. Nicholas Vero, Architect.
Ms. Nancy Privett
Mr. Kevin Springer, Agent

The meeting was called to order at approximately 7:00 PM by Chairman Ludlow.

Approval of Minutes:

*A motion was made by Mr. Flanagan and seconded by Mr. Heine to approve the minutes of July 13, 2016
The motion was approved by a 4-2-1 vote. Mr. Collins and Ms. Algieri abstained, Ms. Gumbs was absent.*

Advisory Reports

Planning Board:

*National Golf Links (Housing Addition), Site Plan 394 Sebonac Rd., 129 Sebonac Inlet Rd. 900-128-1-1, 900-177-1-25
1459 County Rd. 39, Tuckahoe 900-177-4-6.2*

*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 6-0 vote. Ms. Gumbs was absent.*

ZBA:

Didi Hutt 286 Seven Ponds Towd Road, Water Mill 900-100-3-14.3

*Ms. Masin presented. A motion was made by Mr. Rickenbach and seconded by Mr. Heine to send comments to the Zoning Board.
The motion was approved by a 7-0 vote.*

C. Marvin Raynor 131 South Road, Westhampton 900-376-1-35.3 & 79.1

*Ms. Masin presented. A motion was made by Mr. Flanagan and seconded by Mr. Collins to send comments to the Zoning Board.
The motion was approved by a 7-0 vote.*

Angela's Feast, LLC. 27 Bay View Road, Noyac 900-19-1-1

Ms. Masin presented. A motion was made by Mr. Collins and seconded by Ms. Algieri to send comments to the

Zoning Board. The motion was approved by a 6-0-1 vote. Mr. Rickenbach abstained.

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

Administrative Wetland Permits

WAP160036 Ballyshear, LLC.
WAP160040 57 Little Neck Road, LLC.
WAP160065 Rosa Taylor and Everlette Taylor
WAP160066 Whites 89, LLC.

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 August 10, 2016.
The motion was approved by a 7-0 vote.*

Conservation and Management Plan

Mr. Shea presented. A motion was made by Mr. Heine and seconded by Mr. Collins to approve the Conservation and Management Plan. The motion was approved by a 7-0 vote.

Resolution of Conditional Approval

A160109 Brophy Dennis M. and Patricia E. 16 Wood Vale Street, Noyac 900-24-2-29
*A motion was made by Mr. Heine and seconded by Mr. Flanagan to issue a wetland permit.
The motion was approved by a 7-0 vote.*

A160328 The Dalal Family Trust 20 Ludlow Lane, Hampton Bays 900-346-1-11
*A motion was made by Mr. Heine and seconded by Mr. Flanagan to issue a wetland permit.
The motion was approved by a 7-0 vote.*

Preliminary Review – SEQRA Determination

A00160031 Surges, Edward & Cavalcanti, Maria 62 Laurel Lane, Noyac 900-26-1-79
*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. Collins to schedule a public hearing for September 14, 2016.
The motion was approved by 7-0 vote.*

A160196 Sampaio, Cecilia 343 Sebonac Road, Tuckahoe 900-128-1-5
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 the public hearing requirement be waived. A motion was made by Mr. Heine and seconded by Ms. Algieri to waive the hearing. The motion was approved by a 7-0 vote.

A160204 CMR Unlimited, Inc.
 & VTG Realty and Construction, LLC. 77 Lower Seven Ponds Road, Water Mill 900-113-2-6
*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 Ms. Algieri to schedule a public hearing for September 14, 2016.
The motion was approved by a 7-0 vote.*

A160257 Litz, Jean 52 Cedar Lane West, Remsenburg/Speonk 900-375-2-16
*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 Mr. Rickenbach to schedule a public hearing for September 14, 2016.
The motion was approved by a 7-0 vote.*

A160286 **Laura Olsen Qualified Personal Residential Trust** **134 Spring Pond Road, Tuckahoe** **900-177-1-32.34**

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. Rickenbach to waive the hearing. The motion was approved by a 7-0 vote.

A160329 **Prochner, Christopher J. & Prochner, Kathleen A.** **26 Landsend Lane, Tuckahoe** **900-155-2-5**

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. Collins to waive the hearing. The motion was approved by a 7-0 vote.

A160332 **Caruana, Caruana, D'Orio and Santurio** **228 Towd Point Road, North Sea** **900-59-1-32**

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 September 14, 2016. The motion was approved by a 7-0 vote.

CB1500086 **Julian, John** **29 West Tiana Road, Hampton Bays** **900-255-1-26**

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 Ms. Algieri to schedule a public hearing for September 14, 2016. The motion was approved by a 7-0 vote.

Public Hearings

CB1500096 **98 Red Creek Road, LLC.** **98 Red Creek Road, Hampton Bays** **900-152-1-34**

The applicant requests withdrawal of the application. A motion was made by Mr. Flanagan and seconded by Mr. Collins to accept withdrawal of the application. The motion was approved by a 7-0 vote.

CB1500078 **102 Red Creek Road, LLC.** **102 Red Creek Road, Hampton Bays** **900-152-1-33**

The applicant requests withdrawal of the application. A motion was made by Mr. Flanagan and seconded by Mr. Collins to accept withdrawal of the application. The motion was approved by a 7-0 vote.

CB1400044 **Luciani, Gary** **38 Bay Avenue, Noyac** **900-5-3-35.1**

Applicant requested an adjournment to August 24, 2016. A motion was made by Mr. Rickenbach and seconded by Mr. Flanagan to adjourn the hearing until August 24, 2016. 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. Privett, the applicant, as well as Nicholas Vero, the applicant's agent, spoke on behalf of the applicant. Ms. C. Theresa Masin, Environmental Analyst, spoke on behalf of the Town. A motion was made by Mr. Rickenbach and seconded by Mr. Heine to adjourn the hearing until August 24, 2016. The motion was approved by a 7-0 vote.
A separate audio transcript exists for the hearing.*

CB1300107 **466 Jobs Lane, LLC.** **466 Jobs Lane, Bridgehampton** **900-134-1-24**

*Ms. Herrmann, the applicant's agent, spoke on behalf of the applicant. Mr. Martin E. 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 but to provide a ten (10) day written comment period until 4:00 pm on August 8, 2016. The motion was approved by a 7-0 vote.
A separate audio transcript exists this this hearing.*

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 7-0 vote. The meeting ended at approximately 8:35 pm.


George J. Heine, Vice Chairman