

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 January 11, 2017

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/Senior Administrative Assistant
C. Theresa Masin, Environmental Analyst
Mary Jane Asato, Esq.
Susanna Herrmann, En Consultants
Timothy S. McCulley, Esq.
A.T. Gray, Architect
Mr. & Mrs. Daniel O'Connell, Applicant
Mr. & Mrs. R. Mehta, Applicant
Margaret Sullivan, Neighbor to Applicant
Leon Dalva, Neighbor to Applicant

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

Approval of the December 21, 2016 Minutes:

*A motion was made by Mr. Rickenbach and seconded by Mr. Collins to approve the minutes of December 21, 2016.
The motion was approved by a 7-0 vote.*

ZBA:

296 Surfside, LLC.

296 Surfside Drive, Bridgehampton

900-117-1-41.1

*Mr. Shea 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 7-0 vote.*

Administrative Wetland Permits

WAP160109	John Castimatidis
WAP160115	Alan Shapiro and Diane Shapiro
WAP170001	Ann La Wall
WAR160057	Maria Moreno Lobbato
WAR160065	David Handler
WAR160066	Cold Spring Point II LLC
WAR160068	Jan Lederman and Deborah Lederman
WAR160069	Jan Lederman and Deborah Lederman
WAT160012	On Turtle Pond LLC

Resolution of Conditional Approval

A160461 364 Dune Road LLC 74 Cobb Isle, Water Mill 900-160-3-17

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.

A160466 Geszel, Irving H. and Geszel, Yetta 81 Wheaton Way, Water Mill 900-116-1-12.11

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.

A160495 6 Bonita RD Holdings LLC 6 Bonita Road, East Quogue 900-362-4-39 AA
Applicant requests postponement of decision until February 8, 2017. A motion was made by Mr. Flanagan and seconded by Mr. Collins to postpone decision until February 8, 2017. The motion was approved by a 7-0 vote.

Preliminary Review – SEQRA Determination

A160347 Bay Avenue Real Estate, LLC. 23 Bay Avenue, East Quogue 900-342-2-26.1

Applicant requests postponement to January 25, 2017. A motion was made by Mr. Heine and seconded by Mr. Collins to postpone review until February 8, 2017. The motion was approved by a 7-0 vote.

A160496 Wolf, Pamela 20 Woodcock Lane, Remsenburg 900-381-3-23

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. Heine to waive the public hearing.

The motion was approved by a 6-0-1 vote. Mr. Rickenbach opposed.

A160549 Demir, Alex D. 31 Rampasture Road, Hampton Bays 900-293-3-12

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. Collins to schedule a public hearing for February 22, 2017.

The motion was approved by a 7-0 vote.

A160563 Ting, Stephen and Ting, A. Li Hsi 82 Little Neck Road, Shinnecock Hills 900-234-4-15

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 7-0 vote.

A160567 15 Bay Street Corp. 15 Bay Street, North Sea 900-57-1-21

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. Rickenbach to schedule a public hearing for February 22, 2017.

The motion was approved by a 7-0 vote.

A160611 Inkeles, Barton and Sharon 8 Mill Road, Remsenburg/Speonk 900-369-1-4.9

Applicant requests postponement to January 25, 2017. A motion was made by Mr. Heine and seconded by

Mr. Collins to postpone review until January 25, 2017. The motion was approved by a 7-0 vote.

A160642 Braun, Neil and Flick, Anne 6 Kingfisher Court, Remsenburg/Speonk 900-375-2-59.1

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 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 7-0 vote.

Public Hearings

A160350 **Debbie and Dick Development, LLC.** **179 South Country Road,**
Remsenburg/Speonk **900-375-2-75.1**
Applicant requests adjournment to February 22, 2017. A motion was made by Mr. Flanagan and seconded by Mr. Rickenbach, to adjourn the public hearing to February 22, 2017. The motion was approved by a 7-0 vote.

A160375 **Karp Management Group LLC** **17 Ludlow Lane, Hampton Bays** **900-346-1-10**
Mr. Mehta, the applicant, spoke on his behalf. 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. The motion was approved by a 7-0 vote.
A separate audio recording is available for this hearing.

A160486 **CY Hamptons Properties, LLC.** **250 Sagaponack Road, Sagaponack** **908-3-1-8**
Ms. C. Theresa Masin, Environmental Analyst, spoke on behalf of the Town. Ms. MaryJane Asato, attorney for the applicant, spoke on behalf of her clients. A motion was made by Mr. Rickenbach and seconded by Mr. Heine to adjourn the public hearing to February 22, 2017. The motion was approved by a 7-0 vote.
A separate audio recording is available for this hearing.

A160327 **O'Connell, Daniel T. and Susan M.** **73 Pine Neck Avenue, Noyac** **900-5-1-5**
Ms. Susanna Herrmann, the applicant's agent, spoke on behalf of the applicant. Mr. A.T Gray, architect, presented the project drawings. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Mr. Timothy S. Mc Culley, the applicant's attorney, spoke on behalf of his client. Mr. Daniel O'Connell, applicant, spoke on his own behalf.
A motion was made by Mr. Rickenbach and seconded by Mr. Flanagan to adjourn the public hearing to March 8, 2017. The motion was approved by a 7-0 vote.
A separate audio recording is available for this hearing.

A160465 **Bester, Heather** **33 Hampton Street, Quiogue** **900-370-1-30.1**
Applicant requests adjournment to February 22, 2017. A motion was made by Mr. Flanagan and seconded by Mr. Rickenbach, to adjourn the public hearing to February 22, 2017. The motion was approved by a 7-0 vote.

Resolution to Issue Modification

CB1500008 **443 Sagaponack, LLC** **443 Sagaponack Road, Sagaponack** **908-3-2-2**
A motion was made by Mr. Flanagan and seconded by Mr. Heine to issue a modified wetland permit. The motion was approved by a 7-0 vote.

CB1400025 **64 Mary's Lane LLC** **64 Marys Lane, North Sea** **900-95-2-19.1**
A motion was made by Mr. Flanagan and seconded by Mr. Heine to issue a modified wetland permit. The motion was approved by a 7-0 vote.

CB1400097 **James Harris and Lauren Harris** **642 Dune Road, Westhampton** **900-391-1-27.1**
A motion was made by Mr. Flanagan and seconded by Mr. Rickenbach to issue a modified wetland permit. The motion was approved by a 7-0 vote.

Executive Session:

Litigation: Seiter Vs Town

A motion was made by Mr. Rickenbach and seconded by Ms. Algieri to go into executive session. The time was 9:25 pm. A motion was made by Mr. Collins and seconded by Mr. Heine to return from executive session. The time was 9:52 pm.

Adjournment of Meeting:

A motion was made by Mr. Flanagan and seconded by Mr. Heine to adjourn the meeting. The motion was approved by a 7-0 vote. The meeting ended at approximately 9:53 pm.


George J. Heine, Vice Chairman