

# 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  
Michael Tessitore*

## Meeting Minutes of January 24, 2018

BOARD MEMBERS PRESENT: Harry S. Ludlow, Chairman  
George J. Heine, Vice-Chairman  
Thomas Rickenbach  
Sunshine Gumbs  
Anne Hickey Algieri  
Michael Tessitore

BOARD MEMBER ABSENT: Jeremiah Collins

ALSO PRESENT: Martin E. Shea, Chief Environmental Analyst  
Martha Reichert, Assistant Town Attorney  
Dolores P. Miner, Sr. Administrative Assistant/CB Secretary  
Daphne Vaughan, Surfside Environmental Planning, Inc.  
Mr. & Mrs. Healey, Applicants  
Mr. Robert Marcincuk, Esq.  
Ms. Keri Kazel, Architect  
Mr. David Jaffe, Applicant  
Mr. John Bennett, Esq.  
Mr. Timothy Rumph, Araiys Design

*The meeting was called to order at approximately 7:08 PM by Chairman Ludlow.*

### Approval of the January 10, 2018 Minutes:

*A motion was made by George Heine and seconded by Sunshine Gumbs to approve the minutes of January 10, 2018. The motion was approved by a 6-0 vote. Mr. Collins was absent.*

### Report from Counsel

*11-46 Rainer Schoenbach 361 Sagaponack Rd., Village of Sagaponack 908-3-2-6  
Now 531 & 545 Sagaponack Rd., Village of Sagaponack*

*A motion was made by Mr. Rickenbach and seconded by Mr. Tessitore to adjourn the discussion to a later date. The motion was approved by a 6-0 vote. Mr. Collins was absent.*

### Advisory Reports

#### Planning Board:

*Aberdare, Section 2, Map 445  
(20 Roosevelt Avenue) Old Filed Map- Application 20 Roosevelt Avenue, North Sea 900-77-4-20  
Mr. Shea presented. A motion was made by Mr. Rickenbach and seconded by Mr. Tessitore to send comments to the Planning Board. The motion was approved by a 6-0 vote. Mr. Collins was absent.*

**ZBA:**

**Debra Tennyson-Feinstein** 29 Weesuck Avenue, East Quogue 900-342-1-1  
*Mr. Shea presented. A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to send comments to the Zoning Board. The motion was approved by a 6-0 vote. Mr. Collins was absent.*

**Theodore C. Anderson & Elena R. Anderson** 25 Oakhurst Road, Hampton Bays 900-191-1-15  
*Mr. Shea presented. A motion was made by Mr. Rickenbach and seconded by Ms. Algieri to send comments to the Zoning Board. The motion was approved by a 6-0 vote. Mr. Collins was absent.*

**Administrative Wetland Permits**

WAP170097 Ralph Vail  
WAP170106 Kristoff Gleich  
WAP180001 Pierre-Marie Lagnaud  
WAR170072 Norman Friberg and Mary Friberg  
WAR170075 Herringbone Crescent LLC  
WAR170076 Herringbone Crescent LLC

**Resolution of Conditional Approval**

**A160617** 289 Noyak Rd. Lot #1, LLC. 289 Noyack Road, North Sea 900-60-3-9.1  
*A motion was made by Mr. Rickenbach and seconded by Mr. Tessitore to issue a wetland permit. The motion was approved by a 6-0 vote. Mr. Collins was absent.*

**A170034** 309 Noyak Rd Lot #2, LLC. 309 Noyack Road, North Sea 900-60-3-9.2  
*A motion was made by Mr. Rickenbach and seconded by Mr. Tessitore to issue a wetland permit. The motion was approved by a 6-0 vote. Mr. Collins was absent.*

**A170597** Janet Budnick 41 Club Lane, Remsenburg/Speonk 900-380-2-23  
*A motion was made by Mr. Tessitore and seconded by Ms. Gumbs to issue a wetland permit. The motion was approved by a 6-0 vote. Mr. Collins was absent.*

**Preliminary Review – SEQRA Determination**

**A170192** Lorraine R. Davis Irrevocable Qualified  
Personal Residence Trust 47 Oak Grove Road, North Sea 900-31-1-10  
*Applicant requests postponement to February 14, 2018. A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to postpone review to February 14, 2018. The motion was approved by a 6-0 vote. Mr. Collins was absent.*

**A170361** Steven Chasin and Hilary Chasin 5 Peninsula Drive, Noyac 900-17-2-83  
*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. Tessitore and seconded by Ms. Gumbs to waive the public hearing. The motion was approved by a 6-0 vote. Mr. Collins was absent.*

**A170615** 37 Westminster Road LLC 37 Westminster Road, Water Mill 900-103-1-57.1  
*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. Tessitore and seconded by Ms. Gumbs to waive the public hearing. The motion was approved by a 6-0 vote. Mr. Collins was absent.*

**A170616** Sbarra and Sbarra Testamentary Trust 358 West Neck Road, North Sea 900-92-2-28  
*Applicant requests postponement to February 14, 2018. A motion was made by Mr. Heine and seconded by Mr. Rickenbach to postpone review to February 14, 2018. The motion was approved by a 6-0 vote. Mr. Collins was absent.*

**A170652**      **Alpha Echo LLC**      **21 Munchogue Drive, Noyac**      **900-4-3-46.1**  
*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 Ms. Gumbs to waive the public hearing. The motion was approved by a 6-0 vote. Mr. Collins was absent.*

**Public Hearings**

**A170213**      **John A. Healey III and Christina Healey**      **539 Noyack Road, North Sea**      **900-59-3-25**  
*Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Ms. Daphne Vaughan, the applicant's agent, spoke on behalf of the applicant. A motion was made by Mr. Rickenbach and seconded by Mr. Tessitore to close the public hearing. The motion was approved by a 6-0 vote. Mr. Collins was absent. A separate audio recording is available for this hearing.*

**A170255**      **Jergen Lau**      **49 White Oak Lane, Tuckahoe**      **900-129-1-2.33**  
*Applicant requests adjournment to February 14, 2018. A motion was made by Ms. Gumbs and seconded by Mr. Rickenbach, to adjourn the public hearing to April 11, 2018. The motion was approved by a 6-0 vote. Mr. Collins was absent.*

**A160334**      **Schupfer, Walter**      **51 Dumar Drive, Noyac**      **900-4-1-33.2**  
*Applicant requests adjournment until March 2018. A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs, to adjourn the public hearing to April 11, 2018. The motion was approved by a 6-0 vote. Mr. Collins was absent.*

**A170376**      **Andrea Lomasky**      **51 East Shore Road, North Sea**      **900-28-1-4**  
*Applicant requests adjournment until March 28, 2018. A motion was made by Mr. Tessitore and seconded by Ms. Gumbs, to adjourn the public hearing to April 25, 2018. The motion was approved by a 6-0 vote. Mr. Collins was absent.*

**A170325**      **David Jaffe and Maureen Jaffe**      **33 River Avenue, Eastport**      **900-365-1-1**  
*Ms. Keri Kazel, Architect for the applicant, spoke on behalf of her client. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Mr. David Jaffe, the applicant, spoke on his own behalf. A motion was made by Mr. Rickenbach and seconded by Mr. Tessitore to adjourn the public hearing to March 28, 2018. A separate audio recording is available for this hearing.*

**Resolution to Issue Modification**

**CB1400052**      **Herringbone Crescent, LLC.**      **41 Crescent Street, Noyac**      **900-17-2-5**  
*A motion was made by Mr. Heine and seconded by Ms. Algieri to issue a modified wetland permit. The motion was approved by a 6-0 vote. Mr. Collins was absent.*

**Adjournment of Meeting:**

*A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to adjourn the meeting. The motion was approved by a 6-0 vote. Mr. Collins was absent. The meeting ended at approximately 9:37 pm.*



Harry S. Ludlow, Chairman