

# 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 February 22, 2017

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

ALSO PRESENT: Martin E. Shea, Chief Environmental Analyst  
Carl Benincasa, Assistant Town Attorney  
Dolores Miner, Secretary  
Nicholas A. Vero, Architect  
Aram Terchunian, First Coastal Corporation  
Peter Simmons, Agent  
Brian Tymann, Agent  
Patrick Fife, Esq.

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

### Approval of Minutes:

*A motion was made by Mr. Rickenbach and seconded by Mr. Collins to approve the minutes of February 8, 2017  
The motion was approved by a 6-0-1 vote. Mr. Tessitore abstained.*

### Advisory Reports

#### Planning Board:

*Campbell Ranch, Site Plan- Modification 6 West Pond Drive, Bridgehampton 900-84-1-32.20  
Mr. Shea 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.*

*40 Lighthouse Road, LLC - Site Plan 40 Lighthouse Road, Hampton Bay 900-374-2-17  
Mr. Shea presented. A motion was made by Mr. Heine and seconded by Mr. Collins to send comments to the Planning Board.  
The motion was approved by a 7-0 vote.*

#### ZBA:

*Christopher Dunlop 7 Trynz Lane, Hampton Bays 900-347-1-11.5  
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*

*Ann LaWall 39 Oakhurst Road, Hampton Bays 900-191-1-27  
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 7-0 vote.*

**Administrative Wetland Permits**

WAP160107 Michael Donovan  
WAP160119 Kenneth G. Telvi  
WAP160123 395 Rose Hill Road LLC

**Resolution of Conditional Approval**

A160408 Winner, Lorne 109 Hampton Road, Noyac 900-5-2-26  
*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.*

A160615 Sombrotto Irrevocable Trust 65 Hampton Road, Noyac 900-5-2-19  
*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.*

A160564 Edwards, Gary and Irene 14 Wolf Swamp Lane, North Sea 900-94-1-9  
*A motion was made by Mr. Heine and seconded by Mr. Rickenbach to issue a wetland permit.  
The motion was approved by a 7-0 vote.*

**Resolution to Withdraw**

CB1400087 Zack, Robert and Margaret 24 Old Fort Lane, Shinnecock Hills 900-211-4-54  
*A motion was made by Mr. Rickenbach and seconded by Mr. Collins to accept the withdrawal the wetland permit  
without prejudice. The motion was approved by a 7-0 vote.*

**Preliminary Review – SEQRA Determination**

A160645 Kimche, Alfonso S. and Anathan, Lindsay 199 Georgian Lane, Water Mill 900-115-3-5  
*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. Collins and seconded by Ms. Algieri to waive the public hearing.  
The motion was approved by a 7-0 vote.*

A160646 3 Sandpiper Court LLC 3 Sandpiper Court, Westhampton 900-382-1-48  
*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. Rickenbach and seconded by Mr. Collins to waive the public hearing.  
The motion was approved by a 7-0 vote.*

A170006 Bornstein, Alan 5 Godfrey Lane, Remsenburg/Speonk 900-380-3-32  
*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 April 12, 2017.  
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  
*Mr. Nicholas Vero, the applicant's agent, spoke on behalf of the applicant. Mr. Martin E. Shea, Chief Environmental  
Analyst, spoke on behalf of the Town. Mr. Patrick Fife, attorney for the adjacent neighbor, spoke on behalf of his client.  
A motion was made by Mr. Collins and seconded by Ms. Algieri to close the public hearing with a written comment period  
allowed until March 1, 2017 at 4:00 pm. The motion was approved by a 7-0 vote.  
A separate audio recording is available for this hearing.*

**A160523 Peconic Bay Development LLC 33 Peconic Trail, Flanders 900-122-4-1**  
*Applicant has mis-noticed.*

**A160549 Demir, Alex D. 31 Rampasture Road, Hampton Bays 900-293-3-12**  
*Application is mis-noticed.*

**A160567 15 Bay Street Corp. 15 Bay Street, North Sea 900-57-1-21**  
*Mr. Aram Terchunian, the applicant's agent, spoke on behalf of the applicant. A motion was made by Mr. Rickenbach and seconded by Mr. Heine to close the public hearing. 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**  
*Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Mr. Brian Tymann, the applicant's agent, spoke on behalf of the applicant. A motion was made by Mr. Collins and seconded by Mr. Heine 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**  
*Applicant requests adjournment to March 22, 2017. A motion was made by Mr. Collins and seconded by Mr. Rickenbach, to adjourn the public hearing to April 12, 2017. The motion was approved by a 7-0 vote.*

**Resolution to Re-Schedule Public Hearing**

**A160549 Demir, Alex D. 31 Rampasture Road, Hampton Bays 900-293-3-12**  
*A motion was made by Mr. Heine and seconded by Mr. Rickenbach, to re-schedule the public hearing for April 12, 2017. The motion was approved by a 7-0 vote.*

**Resolution to Issue Modification**

**CB1400090 75 Cliff Drive, LLC. 75 Cliff Drive, Noyac 900-9-1-21**  
*A motion was made by Mr. Heine and seconded by Mr. Rickenbach to issue a modified wetland permit. The motion was approved by a 7-0 vote.*

*Chairman Ludlow requested that a special public informational meeting be held on March 29, 2017 regarding alternative sewage disposal systems. A motion was made by Mr. Heine, and seconded by Mr. Collins to place a public notice advertisement in the Southampton Press, scheduling such meeting for March 29, 2017 at 7:00 pm. The motion was approved by a 7-0 vote.*

**Adjournment of Meeting:**

*A motion was made by Mr. Collins and seconded by Mr. Rickenbach to adjourn the meeting. The motion was approved by a 7-0 vote. The meeting ended at approximately 8:47 pm.*



Harry S. Ludlow, Chairman