

# 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  
Michael Tessitore*

## Meeting Minutes of February 28, 2018

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

BOARD MEMBER ABSENT: Michael Tessitore

ALSO PRESENT: Martin E. Shea, Chief Environmental Analyst  
Martha Reichert, Assistant Town Attorney  
Timothy McCulley, Esq.  
John Bennett, Esq.  
Jeffrey Bragman, Esq.  
Larry Penny  
Eric Bregman, Esq.  
Charles Bowman  
Sandor Frankel  
Susanna Herrmann  
Wayne Bruyn, Esq.  
Marilyn Hewitt

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

### Approval of the February 14, 2018 Meeting Minutes:

*A motion was made by T. Rickenbach and seconded by J. Collins to approve the minutes of February 14, 2018. M. Tessitore was absent. The motion was approved by a 7-0 vote.*

### Report From Counsel

*11-46 Reiner Schoenbach 531 and 545 Sagaponack Road, Village of Sagaponack 908-3-2-6.1, 6.2*

*M. Reichert spoke on behalf of the Town and advised the Board that two new Conservation Board wetland permit applications need to be filed, in order to seek re-approval of the project. Mr. Bennett spoke on behalf of Mr. Schoenbach and advised the Board that written comments would be submitted. No action was taken.*

### Advisory Reports: ZBA:

*Salguero Rental Properties, Inc. 35A Maple Avenue, Flanders 900-144-2-66.1*

*Mr. Shea presented. A motion was made by Mr. Collins and seconded by Mr. Heine send comments to the Zoning Board. The motion was approved by a 6-0 vote. Mr. Tessitore was absent.*

**Administrative Wetland Permits**

WAP180002	Steven Rendon and Juliette Rendon
WAP 180003	Uday Krishna Veeraraghavan
WAP180007	Richard A. Pantina
WAP180009	32 Morrison Lane LLC
WAP180010	Amster 89 LLC
WAP180012	Daniel Abatelli and David Abatelli
WAR180001	David W. Corwith
WAR180002	Paul Wexler

**Resolutions of Conditional Approval**

*A170256 David Procopio 6 Brushy Neck Lane, Westhampton 900-369-2-61*

*A motion was made by Mr. Heine and seconded by Mr. Collins to issue a wetland permit. The motion was approved by a 6-0 vote. Mr. Tessitore was absent.*

*A170330 John Bader 53 Wheaton Way, Water Mill 900-116-1-12.8*

*Applicant requests postponement. A motion was made by Mr. Heine and seconded by Mr. Collins to postpone decision until March 14, 2018. The motion was approved by a 6-0 vote. Mr. Tessitore was absent.*

*A170330 37 Westminister Road LLC 37 Westminister Road, Water Mill 900-103-1-57.1*

*Applicant requests postponement. A motion was made by Mr. Heine and seconded by Mr. Collins to postpone decision until March 14, 2018. The motion was approved by a 6-0 vote. Mr. Tessitore was absent.*

**Preliminary Review-SEQR Determination**

*A180052 Michael Ayers and Johanna Kietzmann 36 Rosewood Court, Water Mill 900-102-2-6*

*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 the public hearing requirement be waived. A motion was made by Mr. Collins and seconded by Mr. Heine to waive the public hearing. The motion was approved by a 6-0 vote. Mr. Tessitore was absent.*

*A170192 Lorraine R. Davis Irrevocable Qualified Personal Residence Trust, 47 Oak grove Rd, North Sea 900-31-1-10*

*Applicant requests postponement of preliminary review. A motion was made by Mr. Heine and seconded by Mr. Collins to postpone the preliminary review until March 14, 2018. The motion was approved by a 6-0 vote. Mr. Tessitore was absent.*

*A170395 Anthony J. Aufiero and Catherine A. Buckley 110 Cold Spring Point Rd., Tuckahoe 900-115-1-27*

*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 requirement. The motion was approved by a 6-0 vote. Mr. Tessitore was absent.*

*A170606 Sbarra and Sbarra Testamentary Trust 358 West Neck Road North Sea 900-366-1-2.11*

*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 Ms. Algieri to waive the public hearing requirement. The motion was approved by a 6-0 vote. Mr. Tessitore was absent.*

**Resolution To Issue Wetland Permit Modification**

*CB1500075 William Baum and Robin Baum 33 Dock Road, Remsenburg/Speonk 900-366-1-2.11*

*Mr. Shea presented. A motion was made by Mr. Heine and seconded by Mr. Rickenbach to approve a modified permit. The motion was approved by a 6-0 vote. Mr. Tessitore was absent.*

*CB17041 Alex Demir 31 Rampasture Road, Hampton Bays 900-293-03-12*

*Mr. Shea presented. A motion was made by Mr. Rickenbach and seconded by Mr. Heine to approve a modified permit. The motion was approved by a 4-2 vote. The no votes were cast by Ms. Algieri and Mr. Collins. Mr. Tessitore was absent.*

**Public Hearings**

*A170358 180 Pointe Mecox LLC 180 Pointe Mecox Lane, Bridgehampton 900-134-1-56.1*

*Mr. Ludlow recused and left the room at 7:43 PM. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Ms. Herrmann, the applicant's agent, and Mr. Bruyn, the applicant's attorney, spoke on behalf of the applicant. Mr. Bragman, Mr. Bregman and Mr. Penny spoke on behalf of neighboring property owners. Ms. Hewitt spoke on behalf of herself. A motion was made by Mr. Rickenbach and seconded by Ms. Algieri to adjourn the public hearing until March 28, 2018. The motion was approved by a 5-0 vote. Mr. Tessitore was absent. Mr. Ludlow recused. A separate audio recording is available for the hearing.*

*Mr. Heine and Ms. Algieri left the room at 9:30PM and returned at 9:32PM. Mr. Ludlow likewise returned.*

*A170427 Jeanette Magnuson 55 East Shore Road, North Sea 900-28-1-5*

*Applicant requests adjournment. A motion was made by Mr. Rickenbach and seconded by Mr. Collins to adjourn the public hearing to April 11, 2018.*

*A170441 Pamela Wolf 20 Woodcock Lane, Remsenburg/Speonk 900-381-3-23*

*Applicant requests adjournment. A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to adjourn the hearing until April 25, 2018. The motion was approved by a 6-0 vote. Mr. Tessitore was absent.*

*A160522 Regina Podolski 19 Bayview Road, Remsenburg/Speonk 900-381-1-33*

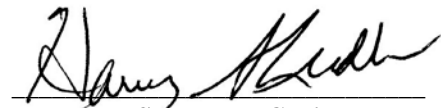
*Applicant requests adjournment. A motion was made by Mr. Rickenbach and seconded by Mr. Collins to adjourn the hearing until May 9, 2019. The motion was approved by a 6-0 vote. Mr. Tessitore was absent.*

*A170028 Lotte LLC 474 Jobs Lane, Bridgehampton 900-134-1-23*

*Mr. Shea spoke on behalf of the Town. Mr. Bowman spoke on behalf of the applicant. A motion was made by Mr. Heine and seconded by Mr. Collins to adjourn the hearing to March 14, 2018. The motion was approved by a 6-0 vote. Mr. Tessitore was absent.*

**Adjournment of Meeting:**

*A motion was made by Mr. Rickenbach and seconded by Mr. Collins to adjourn the meeting. The motion was approved by a 6-0 vote. Mr. Tessitore was absent.  
The meeting ended at approximately 10:20 pm.*

  
Harry S. Ludlow, Chairman