

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 March 8, 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
Kathleen Murray, Deputy Town Attorney
Dolores Miner, Secretary
Martin Finnegan, Esq.
Gary Luciani, Applicant
Shawn Barron, Barron Environmental
Peter Simmons, Agent
Jeff Ulysee, Agent

The meeting was called to order at approximately 7:04 PM by Chairman Ludlow.

Approval of the February 22, 2017 Minutes:

*A motion was made by Mr. Rickenbach and seconded by Mr. Collins to approve the minutes of February 22, 2017
The motion was approved by a 7-0 vote.*

Advisory Reports

Zoning Board of Appeals:

*Martin White 33 Lakeside Drive, North Sea 900-96-1-32.1
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*

*KAARP Management Group, LLC. 17 Ludlow Lane, Hampton Bays 900-346-1-10
Mr. Shea presented. A motion was made by Mr. Heine and seconded by Ms. Algieri to send comments to the
Zoning Board. The motion was approved by a 7-0 vote.*

Administrative Wetland Permits

WAP160102	Brian Hershkovitz and Alison Hershkovitz
WAP160119	Kenneth G. Telvi
WAP160127	61 Bay View Drive LLC
WAR160042	25 Hampton Road LLC
WAR170005	Randy Marder
WAT170002	SM Rondure LLC

Resolution to Withdraw

A160540 **Shamlan, Robert and Shamlan, Emily** **213 Oak Street, Bridgehampton** **900-88-2-55.3**
A motion was made by Mr. Rickenbach and seconded by Mr. Collins to accept the withdrawal of the wetland permit application without prejudice. The motion was approved by a 7-0 vote.

Resolution of Conditional Approval

A160645 **Kimche, Alfonso S. and Anathan, Lindsay** **199 Georgian Lane, Water Mill** **900-115-3-5**
*A motion was made by Mr. Heine and seconded by Mr. Rickenbach to issue a wetland permit. A160645
The motion was approved by a 7-0 vote.*

Resolution to Re-Schedule Public Hearing

A160523 **Peconic Bay Development LLC** **33 Peconic Trail, Flanders** **900-122-4-1**
*A motion was made by Mr. Heine and seconded by Ms. Gumbs to re-schedule the public hearing for April 12, 2017. A160645
The motion was approved by a 7-0 vote.*

Preliminary Review – SEQRA Determination

CB1400023 **Majeris, Virginijus** **26 Tuthill Lane, Remsenburg** **900-380-3-59.1**
*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.*

A160347 **Bay Avenue Real Estate, LLC.** **23 Bay Avenue, East Quogue** **900-342-2-26.1**
Applicant requests postponement to March 22, 2017. A motion was made by Mr. Heine and seconded by Mr. Collins to postpone review until March 22, 2017. The motion was approved by a 7-0 vote.

A160368 **Laurel Valley Drive Holdings LLC** **125 Laurel Valley Drive, Noyac** **900-29-2-38.51**
*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.*

A160704 **Schembri, Anthony** **63 Romana Drive, Hampton Bays** **900-292-4-22**
*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. Rickenbach to waive the public hearing.
The motion was approved by a 7-0 vote.*

A170004 **41 Shinnecock Road Corp.** **39 Shinnecock Road, East Quogue** **900-384-3-61**
*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 7-0 vote.*

A170091 **Gibbons, Michaela** **144 Becky's Path, Bridgehampton** **900-52-2-42.27**
*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 a public hearing be held. A motion was made by and seconded by to schedule a public hearing for April 26, 2017.
The motion was approved by a 7-0 vote.*

A170092 **Schloss, Steven and Schloss, Roni** **39 Baycrest Avenue, Westhampton** **900-358-1-15**
*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.*

Public Hearings

A160522 **Podolskis, Regina** **19 Bayview Road, Remsenburg** **900-381-1-33**
Affidavits of Posting and mailing were received. Mr. Peter Simmons, 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. Heine to adjourn the public hearing to May 10, 2017. The motion was approved by a 7-0 vote.
A separate audio recording is available for this hearing.

A160647 **Gotlieb, Robert and Rubin, Dana R.** **60 Noyack Harbor Rd., Noyac** **900-4-1-73**
As Tenants by the Entirety
Affidavits of Posting and mailing were received. Applicant requests adjournment to March 22, 2017. A motion was made by Mr. Heine and seconded by Mr. Collins, to adjourn the public hearing to April 12, 2017. The motion was approved by a 7-0 vote.

CB1400044 **Luciani, Gary** **38 Bay Avenue, Noyac** **900-5-3-35.1**
Mr. Gary Luciani spoke on his own behalf. Mr. Shawn Barron, the applicant's agent, spoke. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Mr. Martin Finnegan, attorney for the neighboring property owner, spoke on behalf of his client. A motion was made by Mr. Collins and seconded by Ms. Gumbs to adjourn the public hearing to April 26, 2017. The motion was approved by a 7-0 vote.
A separate audio recording is available for this hearing.

A160192 **Elliston, Philip J. and Jane A.** **99 West Neck Road, North Sea** **900-93-1-11.2**
Applicant requests adjournment to May 2017. A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs, to adjourn the public hearing to May 24, 2017. The motion was approved by a 7-0 vote.

A160204 **CMR Unlimited Inc. &**
VTG Realty and Construction LLC **77 Lower Seven Ponds Rd, Water Mill** **900-113-2-6**
Mr. Jeff Ulysee, 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. Collins and seconded by Mr. Rickenbach to close the public hearing. 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**
Applicant requests adjournment to May 10, 2017. A motion was made by Mr. Heine and seconded by Mr. Collins, to adjourn the public hearing to May 10, 2017. The motion was approved by a 7-0 vote.

Adjournment of Meeting:

A motion was made by Mr. Collins and seconded by Ms. Algieri to adjourn the meeting. The motion was approved by a 7-0 vote. The meeting ended at approximately 9:47 pm.



Harry S. Ludlow, Chairman