

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 March 22, 2017

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

BOARD MEMBERS ABSENT Sunshine Gumbs

ALSO PRESENT: Martin E. Shea, Chief Environmental Analyst
Kathleen Murray, Deputy Town Attorney
Dolores Miner, Sr. Administrative Assistant/Secretary
Bruce Anderson, Suffolk Environmental Consulting, Inc.
Charles Bowman, Land Use Ecological Services
Michael Walsh, Esq
Katerina Grinko, Esq.
Brian and Judy Gallagher, Applicant
Sean Gallagher, Applicant

The meeting was called to order at approximately 7:05 PM by Chairman Ludlow.

Approval of the March 8, 2017 Minutes:

*A motion was made by Mr. Collins and seconded by Ms. Algieri to approve the minutes of March 8, 2017.
The motion was approved by a 6-0 vote. Ms. Gumbs was absent.*

Advisory Reports

Planning Board:

*Warner and Glass, Subdivision- Pre-Application 70 and 70 Cedar Avenue, North Sea 900-76-3-31.9 &
900-76-5-16*

*Mr. Shea presented. A motion was made by Mr. Heine and seconded by Ms. Algieri to send comments to the Planning Board.
The motion was approved by a 6-0 vote. Ms. Gumbs was absent.*

*Ceppos & Rambaud, Subdivision- Final 153 Little Noyack Path, Water Mill 900-48-1-17.8 Jack
Mr. Shea presented. A motion was made by Mr. Collins and seconded by Mr. Heine to send comments to the Planning Board.
The motion was approved by a 6-0 vote. Ms. Gumbs was absent.*

*Maurer, Subdivision – Pre-Application 545 Main Street, Quiogue 900-378-1-14
Mr. Shea presented. A motion was made by Mr. Heine and seconded by Ms. Algieri to send comments to the Planning Board.
The motion was approved by a 6-0 vote. Ms. Gumbs was absent.*

ZBA:

Nicholas Signorile & Faith Signorile 89 Cliff Drive, Noyac 900-9-1-25
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 6-0 vote. Ms. Gumbs was absent.

The Wayne C. Waltzer Revocable Trust 3 Duckwood Court, Hampton Bays 900-172.1-1-14
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 6-0 vote. Ms. Gumbs was absent.

Administrative Wetland Permits

WAP160111 Daniel Gardner
WAP160117 Robert Dallas
WAP170002 Patricia Frank
WAP170004 Alan Grossman and Marjorie Grossman
WAP170006 612 Sagg Moose LLC
WAP17011 Hampton Highland LLC
WAP170016 4175 Vets Highway Inc.
WAP170020 Town of Southampton, Dept Parks & Recreation
WAP170023 Town of Southampton, Highway Dept.
WAR160058 Colleen Quandt
WAR170002 Jack A. Nelson
WAT170004 48 Fordune Properties, LLC

Resolution of Conditional Approval

CB1400023 *Majeris, Virginijus* 26 Tuthill Lane, Remsenburg 900-380-3-59.1
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. Ms. Gumbs was absent.

CB1500057 *55 Ambleside, LLC.* 55 Ambleside Lane, Bridgehampton 900-134-2-16.4
A motion was made by Mr. Rickenbach and seconded by Heine to issue a wetland permit.
The motion was approved by a 6-0 vote. Ms. Gumbs was absent.

A160191 *ELB Family LP* 658 Flying Point Road, Water Mill 900-160-3-37.7
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. Ms. Gumbs was absent.

A160350 *Debbie and Dick Development, LLC.* 179 South Country Road, Remsenburg/Speonk 900-375-2-75.1
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. Ms. Gumbs was absent.

A160368 *Laurel Valley Drive Holdings LLC* 125 Laurel Valley Drive, Noyac 900-29-2-38.51
A motion was made by Mr. Heine and seconded by Ms. Algieri to issue a wetland permit.
The motion was approved by a 6-0 vote. Ms. Gumbs was absent.

A160567 *15 Bay Street Corp.* 15 Bay Street, North Sea 900-57-1-21
A motion was made by Mr. Heine and seconded by Ms. Algieri to issue a wetland permit.
The motion was approved by a 6-0 vote. Ms. Gumbs was absent.

A160465 *Bester, Heather* 33 Hampton Street, Quiogue 900-370-1-30.1
A motion was made by Mr. Collins and seconded by Mr. Heine to issue a wetland permit.
The motion was approved by a 6-0 vote. Ms. Gumbs was absent.

A160464 *3 Sandpiper Court, LLC* 3 Sandpiper Ct., Westhampton 900-382-1-48
A motion was made by Mr. Heine and seconded by Mr. Rickenbach to issue a wetland permit.
The motion was approved by a 6-0 vote. Ms. Gumbs was absent.

A160704 **Schembri, Anthony** **63 Romana Drive, Hampton Bays** **900-292-4-22**
*A motion was made by Mr. Heine and seconded by Ms. Algieri to issue a wetland permit.
The motion was approved by a 6-0 vote. Ms. Gumbs was absent.*

A170004 **41 Shinnecock Road Corp.** **39 Shinnecock Road, East Quogue** **900-384-3-61**
*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. Ms. Gumbs was absent.*

A170092 **Schloss, Steven and Schloss, Roni** **39 Baycrest Avenue, Westhampton** **900-358-1-15**
*A motion was made by Mr. Heine and seconded by Ms. Algieri to issue a wetland permit.
The motion was approved by a 6-0 vote. Ms. Gumbs was absent.*

A160204 **CMR Unlimited Inc. &**
VTG Realty and Construction, LLC. **77 Lower Seven Ponds Rd., Water Mill** **900-113-2-6**
*A motion was made by Mr. Collins and seconded by Mr. Heine to issue a wetland permit.
The motion was approved by a 6-0 vote. Ms. Gumbs was absent.*

Preliminary Review – SEQRA Determination

CB1300127 **Hazel L. Virgopia and Jenny Virgopia,**
As Joint Tenants with R.O.S **13 Bayside Avenue East Quogue** **900-373-2-23**
*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. Heine and seconded by Mr. Rickenbach to waive the public hearing.
The motion was approved by a 6-0 vote. Ms. Gumbs was absent.*

A160347 **Bay Avenue Real Estate, LLC.** **23 Bay Avenue, East Quogue** **900-342-2-26.1**
Applicant requests postponement to April 12, 2017. A motion was made by Mr. Rickenbach and seconded by Mr. Heine to postpone review until April 12, 2017. The motion was approved by a 6-0 vote. Ms. Gumbs was absent.

A160668 **Little, Gregory S.** **8 John Terrace, East Quogue** **900-341-2-38**
*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. Heine and seconded by Ms. Algieri to schedule a public hearing for April 26, 2017.
The motion was approved by a 6-0 vote. Ms. Gumbs was absent.*

A170040 **Beale, Christopher W. and**
Beale, Francesca M. **44 Cobb Isle, Water Mill** **900-160-3-10**
Applicant requests postponement. A motion was made by Mr. Rickenbach and seconded by Mr. Heine to postpone review until April 12, 2017. The motion was approved by a 6-0 vote. Ms. Gumbs was absent.

Public Hearings

A160592 **Max & Harry LLC** **37 West Pond Drive, Bridgehampton** **900-84-1-32.15**
*Applicant requests adjournment to April 12, 2017. A motion was made by Mr. Rickenbach and seconded by Mr. Heine, to adjourn the public hearing to April 26, 2017. The motion was approved by a 6-0 vote.
Ms. Gumbs was absent.*

The following two applications were heard simultaneously.

A160298 **Gallagher, Judy** **39 East Beach Drive, North Sea** **900-42-1-5.1**
A160299 **SCI Katarpa** **41 East Beach Drive, North Sea** **900-42-1-4**

*Mr. Bruce Anderson, the applicant's agent, spoke on behalf of the applicants. Mr. Michael Walsh, counsel for the Gallagher property owners, spoke on behalf of his client. Mr. Brian Gallagher, the applicant, spoke on his own behalf.
Mr. Charles Bowman, agent for the neighboring property owners, spoke on behalf of his clients.
A motion was made by Mr. Rickenbach and seconded by Mr. Collins, to adjourn the public hearing to April 26, 2017.
The motion was approved by a 6-0 vote. Ms. Gumbs was absent.
A separate audio recording is available for this hearing.*

A160332 *Caruana et. al.* 228 Towd Point Rd., North Sea 900-59-1-32
Applicant requests adjournment. A motion was made by Mr. Rickenbach and seconded by Mr. Tessitore, to adjourn the public hearing to May 24, 2017. The motion was approved by a 6-0 vote. Ms. Gumbs was absent.

The following two applications were heard simultaneously.

A160334 *Schupfer, Walter* 51 Dumar Drive, Noyac 900-4-1-33.2
Appeal of Wetland Jurisdictional Determination

Schupfer, Walter 51 Dumar Drive, Noyac 900-4-1-33.2

Mr. Bruce Anderson, the applicant's agent, spoke on behalf the applicants. Mr. Michael Walsh, counsel for the applicant, spoke on behalf of his client. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town.

A motion was made by Mr. Collins and seconded by Ms. Algieri to adjourn the public hearing to May 10, 2017.

The motion was approved by a 6-0 vote. Ms. Gumbs was absent

A separate audio recording is available for this hearing.

A motion was made to enter into Executive Session by Mr. Collins and seconded by Ms. Algieri. The time was 9:10 pm.

Executive Session

Litigation – Martijn Vijfvinkel v. Shea et. al

Adjournment of Meeting:

A motion was made by Ms. Algieri and seconded by Mr. Collins to adjourn the meeting. The motion was approved by a 6-0 vote. Ms. Gumbs was absent. The meeting ended at approximately 9:42 pm.



Harry S. Ludlow, Chairman