

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, Chairperson

George J Heine, Vice- Chairperson
Jeremiah P. Collins
Anne Hickey Algieri

Thomas Rickenbach, Secretary
Sunshine Gumbs

Meeting Minutes of July 13, 2022

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

ABSENT: Anne Hickey Algieri

ALSO PRESENT: Martin E. Shea, Chief Environmental Analyst
Kelly Doyle, Assistant Town Attorney
Korrina Goree, Conservation Board Secretary
Charles Bowman, Land Use Ecological Services, Inc.
Joseph Rosenweig, Architect for Whitehall Capital Investors
Rebecca Tran, Architect for Whitehall Capital Investors

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

Approval of the Minutes:

*A motion was made by Mr. Heine and seconded by Mr. Collins to approve the minutes of June 8, 2022.
The motion was approved by a 4-0 vote. Ms. Gumbs abstained.*

Advisory Reports

Planning Board:

*Firestar Holdings, LLC., Subdivision- Final 70 Meeting House Road, Quogue 900-370-3-14.1 JC
Mr. Shea presented. A motion was made by Mr. Heine and seconded by Ms. Gumbs to send comments to the Planning Board.
The motion was approved by a 5-0 vote.*

*Ocean Road Real Estate, LLC- Lot Line Modification 412 & 426 Ocean Road, Bridgehampton 900-87-2-18.1
& 18.2 HL
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 5-0 vote.*

*Charles M. Totero Revocable Trust- Lot Line Modification 4 Oak Drive N. & 45 Mill Road, Noyac 900-4-2-32
& 35.1 GH
Mr. Shea presented. A motion was made by Mr. Heine and seconded by Ms. Gumbs to send comments to the Planning Board.
The motion was approved by a 5-0 vote.*

Section 292-39B Referral

*Gold Coast Development- Final Subdivision 34 Jagger Lane, Westhampton 900-369-3-27.4 JC
Mr. Shea presented. A motion was made by Mr. Heine and seconded by Ms. Gumbs to send comments to the Planning Board.
The motion was approved by a 5-0 vote.*

ZBA:

87 Foster Ave., LLC. **87 Foster Avenue, Hampton Bays** **900-374-2-6** **AA**
*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 5-0 vote.*

Kai Sturmman and Mary T. Ryan **77 Reeves Bay Trail, Flanders** **900-122-3-28**
*Mr. Shea presented. A motion was made by Mr. Heine and seconded by Mrs. Gumbs to send comments to the Zoning Board.
The motion was approved by a 5-0 vote.*

Administrative Wetland Permits

WAP22070 Ricky Goldin, Gretchen Monahan, Benjamin Cohen
WAP22069 Teresa Mottone
WAP22068 Louis Solmonson and Katherine Kapnick
WAP22066 1076 Ocean Road, LLC.
WAP170700 Modified Joseph F. Ceravolo
WAP22049 Noemi Goureau
WAP22059 Michael Blumstein and Eve Caligor
WAP22060 Shashi Jhamb and Devendra Jhamb
WAP22061 Karl Johan Pontus Lundqvist
WAP22062 Cold Mountain, LLC.
WAP22063 Jeffrey Roth and Hona Roth
WAP22064 Mark Gross and Varisa Gross
WAR220010 Eric J. Belfi, Tara W. Belfi and Sean J. Belfi
WAR220025 Richard A. Dietl
WAR220024 BRYDAV, LLC.
WAR22013 Growly Pond, LLC.
WAT200039 The Watermill GST Trust
WAT200038 Lighthouse Trust c/o Daniel Del Giorno

Resolution of Conditional Approval

A021066 **Nesim Bahar and Jamie Bahar** **21 Burnetts Cove Road, Water Mill** **900-179-1-4** **HL**
The applicant requested a postponement to July 27, 2022. A motion was made by Mr. Heine and seconded by Mr. Rickenbach to postpone the application until July 27, 2022. The motion was approved by a 5-0 vote.

A022025 **Vassel Sandpiper LLC** **7 Sandpiper Court, Westhampton** **900-382-1-50** **JC**
*A motion was made by Mr. Heine and seconded by Ms. Gumbs to issue a wetland permit.
The motion was approved by a 5-0 vote.*

A022026 **Karen Davidson** **4 Cedar Drive Hampton Bays** **900-269-01-43** **SG**
*A motion was made by Mr. Heine and seconded by Ms. Gumbs to issue a wetland permit.
The motion was approved by a 5-0 vote.*

Preliminary Review – SEQRA Determination

A020079 **The Malvasio Real Estate Trust** **213 Oak Street, Bridgehampton** **900-088-2-55.3** **HL**
*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. Rickenbach to waive the public hearing.
The motion was approved by a 5-0 vote.*

A021060 **Helen Wrobel and Tal Eyal** **100 Pine Avenue, Flanders** **900-123-2-27**

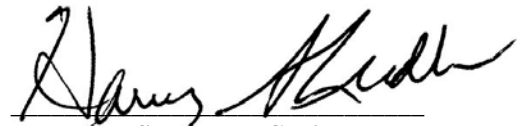
A0180363 **Robert Crabb** **9 East Shore Road, North Sea** **900-31-1-36** **GH**
*A motion was made by Mr. Heine and seconded by Ms. Gumbs to issue a modified wetland permit.
The motion was approved by a 5-0 vote.*

CB21001 **Young Sag Harbor, LLC.** **81 Harbor Drive, Noyac** **900-09-03-40** **GH**
*A motion was made by Mr. Heine and seconded by Ms. Gumbs to issue a modified wetland permit.
The motion was approved by a 5-0 vote.*

Adjournment of Meeting:

A motion was made by Mr. Heine and seconded by Mr. Collins to adjourn the meeting. The motion was approved by a 5-0 vote.

The meeting ended at approximately 8:20 pm.



Harry S. Ludlow, Chairperson