

# 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 September 28, 2022

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

ALSO PRESENT: Martin E. Shea, Chief Environmental Analyst  
Kelly Doyle, Assistant Town Attorney  
Korrina Goree, Conservation Board Secretary  
Agena Rigdon, DKR Shores, Inc.

*The meeting was called to order at approximately 6:00 PM by Chairperson Ludlow.*

### Approval of the Minutes:

*A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to approve the minutes of September 28, 2022. The motion was approved by a 6-0 vote. Mr. Collins abstained.*

### Advisory Reports

#### Board of Trustees for the Freeholders and Commonalty of the Town of Southampton:

*Alfred Baldwin* 45 Cedar Crest Road, North Sea 900-58-5-11 TR

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

*Christopher Witt* 125 Temple Avenue, Flanders 900-123-1-5.2

*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 6-0 vote.*

### Administrative Wetland Permits

WAP190001 John Bader Puerto Rico RT  
WAP22096 Andres Londono  
WAR220032 Richard F. Sulenski and Linda Sulenski  
WAR220033 474 Jobs Lane, LLC.  
WAT200043 474 Jobs Lane, LLC.

### Resolution of Conditional Approval

A021016 2 Robins Lane, LLC. 2 Robins Lane, North Sea 900-62-1-15 TR  
*A motion was made by Mr. Heine and seconded by Ms. Gumbs to issue a wetland permit. The motion was approved by a 6-0 vote.*

**A021066 Nesim Bahar and Jamie Bahar 21 Burnetts Cove Road, Water Mill 900-179-1-4 HL**  
*The applicant requested a postponement until October 12, 2022. A motion was made by Mr. Heine and seconded by Ms. Gumbs to postpone action on the application until October 12, 2022.*  
*The motion was approved by a 6-0 vote.*

**A021074 Jami and Jeremy Bennett 161 South Road, Westhampton 900-369-4-20 JC**  
*A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to issue a wetland permit.*  
*The motion was approved by a 6-0 vote.*

**A021081 658 Flying Point - LLC. 658 Flying Point Road, Water Mill 900-160-3-37.7 HL**  
*The applicant requested a postponement until October 12, 2022. A motion was made by Ms. Gumbs and seconded by Mr. Heine to postpone action on the application until October 12, 2022.*  
*The motion was approved by a 6-0 vote.*

**A021098 Attilio Somma and Mary Beth Somma 38 Red Creek Road, Hampton Bays 900-174-1-27.2**  
*A motion was made by Ms. Gumbs and seconded by Mr. Rickenbach to issue a wetland permit.*  
*The motion was approved by a 6-0 vote.*

**A022028 Denise Sokolich 102 Cold Spring Point Road, Tuckahoe 900-155-01-31 SG**  
*The applicant requested a postponement until October 12, 2022. A motion was made by Mr. Heine and seconded by Ms. Gumbs to postpone action on the application until October 12, 2022.*  
*The motion was approved by a 6-0 vote.*

**A022063 Aaron Finkel and Rosa Alejos 22 Brushy Neck Lane, Westhampton 900-369-02-50 JC**  
*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.*

**Preliminary Review – SEQRA Determination**

**A021061 Toni Lipari 10 Sims Avenue, Noyac 900-17-2-35.1 GH**  
*The applicant requested a postponement until October 12, 2022. A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to postpone the preliminary review of the application until October 12, 2022.*

**A021076 Nicholas Christopher and Penelope Christopher 11 Maple Lane, Noyac 900-3-2-9 GH**  
*The applicant requested a postponement until December 7, 2022. A motion was made by Mr. Heine and seconded by Ms. Algieri to postpone the preliminary review of the application until December 7, 2022.*

**A022008 Andrew Holm and Jaqueline Harrington Holm 551 Main Street, Quogue 900-378-1-12.6 JC**  
*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 Ms. Algieri to waive the public hearing.*  
*The motion was approved by a 6-0 vote.*

**A022006 Peter Cody 7 Red Creek Park, Hampton Bays 900-126-3-12**  
*The applicant requested a postponement until October 12, 2022. A motion was made by Ms. Gumbs and seconded by Mr. Rickenbach to postpone the preliminary review of the application until October 12, 2022.*

**A022015 Elizabeth G. Young Revocable Trust 180 Red Creek Road, Hampton Bays 900-172.1-1-21.2**  
*The applicant requested a postponement until October 26, 2022. A motion was made by Ms. Gumbs and seconded by Mr. Rickenbach to postpone the preliminary review of the application until October 26, 2022.*

**A022047 Kevin H. Thomas 910 Flanders Road, Flanders 900-146-1-3**  
*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 6-0 vote.*

**A022065**      **Robert Fleischer and Susan Raanan**      **315 Highland Terrace, Bridgehampton**      **900-106-1-5.6**      **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. Rickenbach and seconded by Ms. Gumbs to waive the public hearing. The motion was approved by a 6-0 vote.*

**A022077**      **Jennifer McCabe and Lee McCabe**      **11 Westwood Drive, Noyac**      **900-17-1-81**      **GH**  
*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 Ms. Gumbs to waive the public hearing. The motion was approved by a 6-0 vote.*

**Public Hearings**

**A019131**      **Lynn Preu Revocable Trust**      **2235 Noyack Road, Noyac**      **900-10-1-101.1**      **GH**  
*Ms. Rigdon spoke on behalf of the applicant. Applicant requests adjournment to January 25, 2023. A motion was made by Mr. Rickenbach and seconded by Mr. Collins, to adjourn the public hearing to January 25, 2023. The motion was approved by a 6-0 vote.*

A separate audio recording is available for this hearing.

**A021027**      **Marcin Ficenes and Kathleen Cuomo-Ficenes**  
**132 Cold Spring Point Road, Tuckahoe**      **900-155-1-18**      **SG**  
*Applicant requests adjournment to October 12, 2022. A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs, to adjourn the public hearing to October 12, 2022. The motion was approved by a 6-0 vote.*

**Resolution to Issue Modification**

**CB20035**      **Sweet Briar Realty, LLC.**      **21 Sweet Briar Road, Shinnecock Hills**      **900-271-1-64.1**      **SG**  
*A motion was made by Mr. Heine and seconded by Ms. Algieri to issue a modified wetland permit. The motion was approved by a 6-0 vote.*

**Resolution to Transfer Conditional Approval**

**A020071**      **42 Cold Spring Point, LLC.**      **42 Cold Spring Point Road, Tuckahoe**      **900-155-01-68**      **SG**  
*The property owner requested that the Conditional Approval be transferred. A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to transfer the conditional approval to the new landowner. The motion was approved by a 6-0 vote.*

**Adjournment of Meeting:**

*A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to enter into an executive session. There being no further business, the meeting was also adjourned until October 12, 2022. The motion was approved by a 6-0 vote.*

**Closed Executive Session**

*The meeting ended at approximately 7:36 pm.*

  
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Harry S. Ludlow, Chairperson