

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, Chairperson

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

Thomas Rickenbach, Secretary
Sunshine Gumbs

Meeting Minutes of November 16, 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

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

Approval of the Minutes:

*A motion was made by and seconded by to approve the minutes of October 26, 2022.
The motion was approved by a 5-0 vote. Mr. Collins recused.*

Advisory Reports

Planning Board:

*Coastal Vision 1, LLC. Subdivision – Pre-Application 48 Old Country Road, East Quogue 900-289-2-10 AA
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 6-0 vote.*

*Coastal Vision 2, LLC. Subdivision – Pre-Application 38 Old Country Road, East Quogue 900-289-2-11 AA
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 6-0 vote.*

*Tuckahoe Orchard, LLC. Subdivision – Pre-Application 268 North Magee Street, Tuckahoe 900-129-2-11.2 TR
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 6-0 vote.*

Administrative Wetland Permits

WAP22101 363 Sagg Associates, LLC.
WAP220046 125 Laurel Valley Drive, LLC.
WAR220018 Flying Point 1080 Real Estate, LLC.
WAR220039 David Jaffe and Maureen Jaffe
WAR220040 Gilbert and Carol Torossian

Resolution of Conditional Approval

- A021066** **Nesim Bahar and Jamie Bahar** **21 Burnetts Cove Road, Water Mill** **900-179-1-4** **HL**
*A motion was made by Ms. Gumbs and seconded by Mr. Heine to issue a wetland permit.
The motion was approved by a 6-0 vote.*
- A022003** **Clifford Gibbons** **53B South Bay Avenue, Eastport** **900-365-1-9.6** **JC**
*A motion was made by Mr. Rickenbach and seconded by Ms. Algieri 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 December 7, 2022. A motion was made by Ms. Gumbs and seconded by Mr. Heine to postpone action on the application until December 7, 2022.
- A022036** **Francesca Dricot and Michael Figliolia** **158 Springville Road, Hampton Bays** **900-321-1-2** **AA**
*A motion was made by Ms. Gumbs and seconded by Mr. Heine to issue a wetland permit.
The motion was approved by a 6-0 vote.*
- A022042** **Lydia Bach** **849 North Sea Road, North Sea** **900-112-2-15.1** **TR**
*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.*
- A022076** **20 Cold Spring Court, LLC.** **20 Cold Spring Court, Shinnecock Hills** **900-176-2-8** **TR**
*A motion was made by Ms. Gumbs and seconded by Mr. Heine 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**
*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.
The motion was approved by a 6-0 vote.*
- A021094** **51 MPL, LLC** **51 Mill Pond Lane, Water Mill** **900-101-03-30** **TR**
The Environment Division requested that application review be postponed until December 7, 2022, in order to allow for finalization of the preliminary advisory report. A motion was made by Ms. Gumbs and seconded by Mr. Heine to postpone action on the application until December 7, 2022.
- A021097** **Dilip Patel and Sabjit Kaur Dhillon** **147 Edgemere Drive, North Sea** **900-031-1-3.2** **GH**
The Environment Division requested that application review be postponed until December 7, 2022, in order to allow for finalization of the preliminary advisory report. A motion was made by Ms. Gumbs and seconded by Mr. Heine to postpone action on the application until December 7, 2022.
- A022006** **Peter Cody** **7 Red Creek Park, Hampton Bays** **900-126-3-12** **SG**
*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 Ms. Gumbs and seconded by Mr. Rickenbach to waive the public hearing.
The motion was approved by a 6-0 vote.*
- A022012** **Duretti Fufa** **19 Bayview Road, Remsenburg/Speonk** **900-381-01-33** **JC**
The applicant requested a postponement until December 7, 2022. A motion was made by Ms. Gumbs and seconded by Ms. Algieri to postpone action on the application until December 7, 2022.
- A022015** **Elizabeth G. Young Revocable Trust** **180 Red Creek Road, Hampton Bays** **900-172.1-1-21.2** **SG**
The applicant requested a postponement until December 7, 2022. A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to postpone action on the application until December 7, 2022.

- A022022 Mitchel Levine and Donna Levine 41 South Country Road, Westhampton 900-382-1-17.5 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. Gumbs to waive the public hearing. The motion was approved by a 6-0 vote.
- A022043 Grace Clark 36 East Beach Drive, North Sea 900-42-1-26.1 TR**
Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as a Type II action and that the applicant had requested that a public hearing be held. A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to schedule a public hearing for December 21, 2022. The motion was approved by a 6-0 vote.
- A022046 Nicholas F. Acquino 64 Mary's Lane, North Sea 900-95-2-19.1 TR**
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.
- A022048 7 Noyac Harbor, LLC. 7 Noyack Harbor Road, Noyac 900-4-1-57 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 Ms. Gumbs and seconded by Ms. Algieri to waive the public hearing. The motion was approved by a 6-0 vote.
- A022053 B-Serk 37 Peconic Bay, LLC. 37 Peconic Bay Avenue, North Sea 900-42-2-8 GH**
The applicant requested a postponement until December 7, 2022. A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to postpone action on the application until December 7, 2022.
- A022062 Vincent Toomey and Joanna Hawkins 262 Mill Pond Lane, Water Mill 900-114-1-60 TR**
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 Ms. Gumbs and seconded by Ms. Algieri to waive the public hearing. The motion was approved by a 6-0 vote.
- A022064 Alyra Hoffman and Stephen Hartigan 16 Cove Road, North Sea 900-61-1-69 TR**
The applicant requested a postponement until December 7, 2022. A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to postpone action on the application until December 7, 2022.
- A022069 Grace S. Sutton 1108 Flying Point Road, Water Mill 900-178-2-7 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 a public hearing be held. A motion was made by Mr. Rickenbach and seconded by Ms. Algieri to schedule a public hearing for January 11, 2023. The motion was approved by a 6-0 vote.
- A022073 Lee Skolnick and JoAnn Secor Skolnick 50 Round Pond Lane, Sag Harbor 900-26-2-2.16 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 Ms. Gumbs and seconded by Ms. Algieri to waive the public hearing. The motion was approved by a 6-0 vote.
- A022090 Robert Loquercio 62 Shinnecock Road, East Quogue 900-384-2-1 AA**
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 Ms. Gumbs and seconded by Ms. Algieri to waive the public hearing. The motion was approved by a 6-0 vote.

Public Hearings

W220109 **48 Whites Lane, LLC.** **48 Whites Lane, Tuckahoe** **900-129-1-2.30 TR**
No action was taken by the Conservation Board, as the applicant failed to notice the hearing properly.

Resolution to Reschedule Public Hearing

A020056 **L' Etoile Realty Corp.** **11 Helens Lane, North Sea** **900-61-1-76** **TR**
A motion was made by Mr. Heine and seconded by Ms. Gumbs to schedule a public hearing for December 21, 2022.
The motion was approved by a 6-0 vote.

W220109 **48 Whites Lane, LLC.** **48 Whites Lane, Tuckahoe** **900-129-1-2.30 TR**
A motion was made by Mr. Heine and seconded by Ms. Gumbs to schedule a public hearing for January 11, 2023.
The motion was approved by a 6-0 vote.

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.
The meeting ended at approximately 8:00 pm.



Harry S. Ludlow, Chairperson