

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 January 10, 2018

BOARD MEMBERS PRESENT: Harry S. Ludlow, Chairman
George J. Heine, Vice-Chairman
Thomas Rickenbach
Sunshine Gumbs
Michael Tessitore

BOARD MEMBERS ABSENT: Jeremiah Collins
Anne Hickey Algieri

ALSO PRESENT: Martin E. Shea, Chief Environmental Analyst
Martha Reichert, Assistant Town Attorney
Dolores Miner, CB Secretary/ Sr. Admin Asst.
Nica Strunk, Esq
John Bennett, Esq.
Eric Bregman, Esq.
Jeff Bragman, Esq.
Wayne Bryun, Esq.
Timothy Rumph, Araiya Design
Susanna Herrmann, En Consultants
Billy Mack, First Coastal Corporation
James Walker, Inter-Science Research Associates, Inc.
Bruce Anderson, Suffolk Environmental Consulting, Inc.
Jeanette Magnuson, Applicant
Peter Magnuson, Applicant's son
John Trotta, Neighbor
Marilyn Hewitt, Neighbor
Lauren Fransen, Neighbor
Denise Crockett, Neighbor
Angelo Vignola, Neighbor

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

Approval of the December 20, 2017 Minutes:

*A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to approve the minutes of December 20, 2017
The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.*

Discussion

*11-46 Rainer Schoenbach 361 Sagaponack Rd., Village of Sagaponack 908-3-2-6
Mr. John Bennett, attorney for the applicant, presented. The Conservation Board recommended that the office of the Town
Attorney review the matter and provide guidance as to how to proceed.*

Advisory Reports

Planning Board:

Sag Hill, Subdivision- Final *301 Brick Kiln, Bridgehampton* *900-30-1-47.1*
Mr. Shea presented. A motion was made by Mr. Heine and seconded by Mr. Tessitore to send comments to the Planning Board.
The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.

Konner Friedlander
Gateway, Subdivision-Pre-App. *2071 Montauk Highway, Bridgehampton* *900-84-1-15, 16.2 & 16.8*
Mr. Shea presented. A motion was made by Mr. Heine and seconded by Mr. Rickenbach to send comments to the Planning Board.
The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.

Administrative Wetland Permits

WAP160108	Joel Levine and Ellen Levine
WAP170007	Susan Farrell
WAP170102	Christian Mir and Elaine DiGiacomo
WAR170063	Maria Moreno Lobbato
WAR170064	Mitra Razman and Shahram Razman
WAR170065	390 Fowler Lane LLC
WAR170067	Craig George
WAR170070	RESI, LLC

Resolution of Conditional Approval

<i>A170145</i>	<i>William Williams and Robert Williams</i>	<i>21 Hampton Road, Noyac</i>	<i>900-5-2-6</i>
<i>A motion was made by Mr. Heine and seconded by Mr. Rickenbach to issue a wetland permit.</i>			
<i>The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.</i>			
<i>A170199</i>	<i>Ronald Frieden and Svetlana Margules</i>	<i>16A Sunset Ave., East Quogue</i>	<i>900-360-2-43</i>
<i>A motion was made by Mr. Heine and seconded by Ms. Gumbs to issue a wetland permit.</i>			
<i>The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.</i>			
<i>A170556</i>	<i>Maria Del Rosso</i>	<i>87 Inlet Road West, Shinnecock Hills</i>	<i>900-176-1-3.2</i>
<i>A motion was made by Mr. Heine and seconded by Ms. Gumbs to issue a wetland permit.</i>			
<i>The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.</i>			
<i>A170546</i>	<i>Michael Bautista and Edna Bautista</i>	<i>5 Broidy Lane, Tuckahoe</i>	<i>900-129-2-36.12</i>
<i>A motion was made by Mr. Heine and seconded by Mr. Rickenbach to issue a wetland permit.</i>			
<i>The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.</i>			
<i>A170547</i>	<i>SCI Katarpa</i>	<i>41 East Beach Drive, North Sea</i>	<i>900-42-1-4</i>
<i>A motion was made by Mr. Heine and seconded by Mr. Rickenbach to issue a wetland permit.</i>			
<i>The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.</i>			
<i>A170577</i>	<i>106 Cold Spring Point LLC</i>	<i>106 Cold Spring Pt Rd., Tuckahoe</i>	<i>900-155-1-30</i>
<i>A motion was made by Mr. Heine and seconded by Ms. Gumbs to issue a wetland permit.</i>			
<i>The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.</i>			
<i>A170579</i>	<i>Uday Veeraraghaven</i>	<i>31 Clearview Drive, Sag Harbor</i>	<i>900-10-1-7</i>
<i>A motion was made by Mr. Heine and seconded by Ms. Gumbs to issue a wetland permit.</i>			
<i>The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.</i>			
<i>A170596</i>	<i>21 Rose Hill Road LLC</i>	<i>21 Rose Hill Road, North Sea</i>	<i>900-32-2-2.2</i>
<i>A motion was made by Mr. Heine and seconded by Mr. Rickenbach to issue a wetland permit.</i>			
<i>The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.</i>			

Preliminary Review – SEORA Determination

A170192 **Lorraine R. Davis Irrevocable Qualified
Personal Residence Trust** **47 Oak Grove Road, North Sea** **900-31-1-10**
Applicant requests postponement. A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to postpone preliminary review. The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.

A170361 **Steven Chasin and Hilary Chasin** **5 Peninsula Drive, Noyac** **900-17-2-83**
Applicant requests postponement. A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to postpone preliminary review. The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.

A170439 **Spencer Dworkin** **29 Hampton Road, Noyac** **900-5-2-8**
Applicant requests postponement. A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to postpone preliminary review. The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.

A170510 **John Dunne** **15 Harbor Road, Hampton Bays** **900-321-2-8**
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. Gumbs to schedule a public hearing for February 14, 2018. The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.

A170513 **Jose Freddy Ortiz and Yillian A. Cardona** **408 Flanders Blvd., Flanders** **900-167-2-19.2**
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 Mr. Rickenbach to schedule a public hearing for February 14, 2018. The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.

A170597 **Janet Budnick** **41 Club Lane, Remsenburg/Speonk** **900-380-2-23**
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 Ms. Gumbs to waive the public hearing. The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.

Public Hearings

A160592 **Max & Harry LLC** **37 West Pond Drive, Bridgehampton** **900-84-1-32.15**
Applicant requests adjournment. A motion was made by Ms. Gumbs and seconded by Mr. Heine, to adjourn the public hearing to March 28, 2018. The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.

A170121 **Robert Lach** **13 Wells Lane, Hampton Bays** **900-321-4-19**
Applicant requests adjournment. A motion was made by Mr. Heine and seconded by Mr. Rickenbach, to adjourn the public hearing to March 28, 2018. The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.

A170203 **Diane Christopher** **19 Maple Lane, Noyac** **900-3-2-10**
Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Mr. Bruce Anderson, the applicant's agent, spoke on behalf of the applicant. Mr. Wayne Bryun, the applicant's attorney, spoke on behalf of his client. A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to close the public hearing. The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent. A separate audio recording is available for this hearing.

Chairman Ludlow recuses from the next application and leaves the room at 8:25 pm.

A170358 **180 Pointe Mecox LLC** **180 Pointe Mecox Ln., Bridgehampton** **900-134-1-56.1**
Vice Chairman Heine informs the applicant's agent, Ms. Susanna Herrmann, that a full board is now not in attendance and asks if she would like to proceed. Ms. Herrmann wishes to proceed with the request that the hearings be held over regardless. Ms. Herrmann presents the application to the Board. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Mr. Eric Bregman and Mr. Jeff Bragman, attorneys for the neighboring parcels, address the Board on behalf of their clients. A motion was made by Mr. Rickenbach and seconded by Mr. Tessitore, to adjourn the public hearing to February 28, 2018. The motion was approved by a 4-0 vote. Mr. Collins and Ms. Algieri were absent. Chairman Ludlow recused.
A separate audio recording is available for this hearing.

Chairman Ludlow returns to the room at 9:08 pm.

A170443 **Thomas Staskowski** **70 Shore Road, Remsenburg/Speonk** **900-381-3-57.2**
Applicant requests adjournment. A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs, to adjourn the public hearing to April 11, 2018. The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.

A170427 **Jeanette Magnuson** **55 East Shore Road, North Sea** **900-28-1-5**
Ms. Nica Strunk, the applicant's attorney, spoke on behalf of her client. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Mr. Billy Mack, the applicant's agent, spoke on behalf of the applicant. Mr. John Trotta, neighbor to the applicant, spoke on his behalf. Mr. Angelo Vignola, spoke on his behalf. Mr. Peter Magnuson, the applicant's son, spoke on behalf of the applicant. Ms. Lauren Fransen, a neighbor, spoke. Ms. Jeanette Magnuson, the applicant, spoke on her own behalf. A motion was made by Mr. Tessitore and seconded by Ms. Gumbs to adjourn the public hearing to February 28, 2018. The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.
A separate audio recording is available for this hearing.


Resolution to Issue Modification

HCBI7006 **Vinoodh Matadin and Inez Van Lamsweerde** **740 Millstone Road, Bridgehampton** **900-36-1-34.2**
A motion was made by Mr. Heine and seconded by Mr. Rickenbach to issue a modified wetland permit. The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.

CB16029 **Parsonage Land Development LLC** **15 Deerwood Path, Noyac** **900-29-2-49.1**
A motion was made by Mr. Heine and seconded by Mr. Rickenbach to issue a modified wetland permit. The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.

Adjournment of Meeting:

*A motion was made by Mr. Rickenbach and seconded by Mr. Heine to adjourn the meeting. The motion was approved by a 5-0 vote. Mr. Collins and Ms. Algieri were absent.
The meeting ended at approximately 11:07 pm.*



Harry S. Ludlow, Chairman