

# 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 April 10, 2019

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

ABSENT: Jeremiah Collins  
Michael Tessitore

ALSO PRESENT: Martin E. Shea, Chief Environmental Analyst  
Martha Reichert, Assistant Town Attorney  
Korrina Goree, Conservation Board Secretary  
John Bennett, Bennett & Read, LLC.  
Chic Voorhis, Nelson, Pope & Voorhis, LLC  
Susanna Herrmann, En-Consultants  
Aram V. Terchunian, First Coastal Corp.  
Guido Schattaneck, North Sea Beach Colony President  
Kathleen Murray, Assistant Town Attorney  
Charles Bowman  
Peter Allen  
William Becker  
Diane Emig  
Bernard Schwartz  
Patricia Moore  
Louis Cornacchia  
Mark Mathews  
Michael Walsh, Esq.

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

### Approval of the March 27, 2019 Minutes:

*A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to approve the minutes of March 27, 2019. The motion was approved by a 5-0 vote. Mr. Heine was abstain. Mr. Collins and Mr. Tessitore were absent.*

### Advisory Reports

#### Planning Board:

*Zarabi Family Trust, Subdivision- Pre- Application 349 Great Hill Road, North Sea 900-78.1-1-34 GH  
Mr. Shea presented. A motion was made by Mr. Rickenbach and seconded by Ms. Gumbs to send comments to the Planning Board. The motion was approved by a 5-0 vote. Mr. Collins and Mr. Tessitore were absent.*

**ZBA:**

**Michelle and Joel Levitin** 109 West Neck Point Road, Tuckahoe 900-92-2-2 TR  
Mr. Shea presented. A motion was made Mr. Rickenbach and seconded by Ms. Gumbs to send comments to the Zoning Board.  
The motion was approved by a 5-0 vote. Mr. Collins and Mr. Tessitore were absent.

**Administrative Wetland Permits**

WAP170080 Crestview Lot One , LLC – Michael Stillman  
WAP19009 Lillian Barrios-Paoli & Ana Luiza Oliveira  
WAP19005 Wechsler/Winters Trust, Maia Wechsler c/o John McLenahan True  
WAP19008 Edward Surges and Maria Cavalcanti

**Resolution of Conditional Approval**

A190107 CVI LCF Mortgage Trust 1 15 Windermere Close, Hampton Bays 900-322-4-1.8 AA  
A motion was made by Ms. Gumbs and seconded by Ms. Algieri to issue a wetland permit.  
The motion was approved by a 5-0 vote. Mr. Collins and Mr. Tessitore were absent.

**Preliminary Review – SEQRA Determination**

A180484 Kenneth Siegel and Joyce Siegel 81 Wheaton Way, Bridgehampton 900-116-1-12.11 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. Algieri to waive the public hearing.  
The motion was approved by a 5-0 vote. Mr. Collins and Mr. Tessitore were absent.

A180687 The Malle Family 2012 Trust 126 Sagaponack Road, Bridgehampton 900-88-2-23.2 HL  
The applicant requests a postponement.

A190092 Joel Levitin 109 West Neck Point Road, North Sea 900-092-02-2 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. Gumbs to waive the public hearing.  
The motion was approved by a 5-0 vote. Mr. Collins and Mr. Tessitore were absent.

A190093 Boris Zats and Marina Safir Zats 41 Far Pond Road, Shinnecock Hills 900-272-1-16 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 a public hearing be held. A motion was made by Mr.  
Rickenbach and seconded by Ms. Gumbs to schedule a public hearing for May 22, 2019. Mr. Collins and Mr. Tessitore  
were absent.  
The motion was approved by a 5-0 vote. Mr. Collins and Mr. Tessitore were absent.

**Public Hearings**

A180412 Christopher Beal 44 Cobb Isle Road, Water Mill 900-160-3-10 HL  
Mr. Bennett spoke on behalf of the applicant. Mr. Voorhis spoke on behalf of the applicant. Mr. Martin E. Shea, Chief  
Environmental Analyst, spoke on behalf of the Town.  
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 Mr. Tessitore were absent.  
A separate audio recording is available for this hearing.

A180618 Beth Gardner and Jeffrey Gardner 15 Sagamore Road, Shinnecock Hills 900-230-1-23.3 SG  
Ms. Herrmann spoke on behalf of the applicant. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town.  
A motion was made by Mr. Rickenbach and Ms. Gumbs to adjourn the public hearing to May 8, 2019.  
The motion was approved by a 5-0 vote. Mr. Collins and Mr. Tessitore were absent.  
A separate audio recording is available for this hearing.

